

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS  
JANUARY 15, 2009 MEETING MINUTES**

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**1) Executive Session:**

- a) Mr. DiPaolo called the executive session to order at 6:30 p.m., seconded by Mr. Brown. The following Supervisors were present: Mrs. Altieri, Mr. Dininny, Mr. Brown, Mr. DiPaolo and Mr. Sassu. Also present were Township Manager Mr. Dunbar and Solicitor Mr. Onorato. A discussion took place on real estate, legal and personnel matters. Mr. DiPaolo motioned to adjourn the meeting at 7:25 p.m., seconded by Mr. Brown.

**2) Public Meeting: Call to Order**

- a) Chairman Sassu called the public meeting to order at 7:30 p.m.

**3) Pledge of Allegiance**

**4) Roll Call:**

- a) The following members were present: Supervisors Altieri, Brown, Dininny, DiPaolo and Sassu.  
b) Also present were Solicitor David Onorato, Township Engineer John Chambers, Montgomery County Planning Commission Representative Hannah Mazzaccaro, Police Chief Francis Carroll, Project Analyst Nate Dysard, Community Relations Coordinator Denise Walsh, Director of Special Projects and Technology William Roth, Director of Community Development Michael Siegel, and Township Manager Joseph Dunbar.

**5) Chairman's Comments:**

- a) Chairman Sassu noted that this evening's meeting was not being taped, and there would be a three-minute limit for comments relating to agenda items. He also announced that an executive session was held prior to the meeting to discuss legal & personnel matters.

**6) Consent Agenda:**

- a) **MOTION** – Supervisor Dininny made a motion to approve the consent agenda items 1a through 1c, including meeting minutes for December 18, 2008, and January 5, 2009. Supervisor Altieri seconded the motion.  
i) Supervisor Brown commented that he was withholding his vote from payment of any legal bills and Zoning Hearing Board legal services bills in relation to the American Revolution Center, and that he was voting no for fiscal item 2a. Supervisor DiPaolo commented that he was voting in the same manner.  
ii) Public Comment: None.  
iii) **MOTION VOTE** – The motion *passed* 5-0, with the exceptions noted above for Supervisors Brown and DiPaolo.

**7) Presentations & Commendations:**

- a) Presentations of checks to local organizations:  
i) Supervisor Dininny noted that there was outstanding money owed to the Township from J.P. Mascaro, however there was a difference of interpretation regarding the exact amount owed. Rather than taking the matter to court, Mascaro suggested donating what would amount to the legal fees to various worthy organizations in the Township.  
ii) Chairman Sassu called up representatives from the selected organizations to receive their donations. He noted that there has been a significant drop-off in volunteerism for organizations such as the Fire Department or EMT squads, and encouraged people to support such organizations. He thanked the organizations for the services they provide to the community.  
(1) Presentation to John James Audubon Center at Mill Grove – \$5,000 was presented to Ms. Jean Bouchnowski.

- (2) Presentation to Lower Providence Community Library – \$5,000 was presented to Ms. Lynn Burkholder.
- (3) Presentation to Lower Providence Warriors – \$3,000 was presented to Mr. Al Vagnozzi.
- (4) Presentation to Lower Providence Township Fire Company – \$3,000 was presented to Ms. Jackie Rittenhouse.
- (5) Presentation to Lower Providence Community Center EMS – \$2,000 was presented to Mr. Tom McAnencey.
- (6) Presentation to Lower Providence Historical Society – \$1,000 was presented to Mr. Tim O’Connell.

iii) Mr. Dininny noted that J.P. Mascaro & Sons should also be recognized for giving back to the community.

- b) Land Management Plan of Mill Grove presentation by Jean Bouchnowski & Wallace, Roberts and Todd, Landscape Consulting Firm:
  - i) Ms. Jean Bouchnowski from the John James Audubon Center at Mill Grove, and their landscaping planner Mr. John Meisel, reviewed a PowerPoint presentation on proposed changes to Mill Grove. These changes are designed to better manage the land and create a better environment for the birds while enriching the visitor experience.

**8) Public Hearing:**

- a) *Mr. Tim Kurek was present to take a complete record of testimony for all hearings.*
- b) **MOTION** – Supervisor DiPaolo made a motion to enter into a conditional use hearing. Supervisor Brown seconded the motion. The motion *passed 5-0*.
- c) Conditional Use Hearing on Application CU-06-04 known as Audubon Properties on Egypt Road:
  - i) Mr. Onorato noted this was the continuation of a conditional use hearing from two years ago.
  - ii) Ms. Bernadette Kearney, Esq., was present to represent the applicant.
  - iii) During the course of the hearing the following exhibits were entered into the record:
    - (1) Exhibit A17 – An architectural rendering of the new proposed building design for the Shoppes at Audubon, with all stone columns.
    - (2) Exhibit A18 – Another version of Exhibit A17, showing the columns in half stone and half stucco construction.
    - (3) Exhibit A19 – A plan layout of the property.
  - iv) Witness 1 – Mr. David Rittenhouse, a consultant to the project, was called as a witness for the applicant.
    - (1) During Mr. Rittenhouse’s testimony, Supervisors Brown, DiPaolo, Altieri and Sassu had questions for this witness. Mr. Onorato and Mr. Dunbar also questioned this witness.
  - v) Public Comments:
    - (1) The following members of the public had questions for the witness and / or comments for the record:
      - (a) Mr. Ed Welborne, 261 Pinetown Road.
      - (b) Mrs. Linda Woodruff, 2852 Egypt Road.
      - (c) Mr. John George, 230 Pinetown Road.
      - (d) Mrs. Janice Hip White, 2854 Egypt Road.
      - (e) Mr. Tom Borai, 5 Brenda Lane.
      - (f) Mrs. Colleen Eckman, 5 Camiel Lane.
  - vi) **MOTION** – Supervisor Altieri made a motion to continue the public hearing. Supervisor DiPaolo seconded the motion. The motion *passed 5-0*.
  - vii) This hearing lasted approximately 50 minutes.
- d) An ordinance changing the zoning classification of certain parcels of land from VC Village Commercial District to PBO Professional Business Office District on Egypt Road: Parcel #43-00-03694-57-4; Parcel #43-00-03694-58-3; Parcel #43-00-03694-59-2; Parcel #43-00-03694-60-1; Parcel #43-00-03694-50-2; Parcel #43-00-03694-55-6; Parcel #43-00-03694-56-5; AND An ordinance changing the zoning classification of certain parcels of land from R-2 Residential to VC Village

Commercial District on Egypt Road: Parcel #43-00-03484-00-1; Parcel # 43-00-03487-00-7; Parcel #43-00-03490-00-4; Parcel #43-00-03493-00-1; Parcel #43-00-03634-00-4; Parcel # 43-00-03637-00-1; Parcel #43-00-03640-00-7; Parcel #43-00-03643-00-4; Parcel #43-00-03646-00-1 and Parcel #43-00-03649-00-7:

- i) **MOTION** – Supervisor Brown made a motion to open the public hearing for agenda items 3b and 3c, and hold the hearings together. Supervisor Altieri seconded the motion. The motion *passed 5-0*.
- ii) Mr. Onorato explained what was being rezoned, and Supervisor DiPaolo provided a project background.
- iii) During the course of the hearing the following exhibits were entered into the record:
  - (1) Exhibit T1 – A copy of the Board’s packet including both ordinances, a memo from Mr. Siegel regarding the ordinances, LP Planning Commission minutes from December 17, 2008, a review letter from Jean Holland of the MCPC dated January 5, 2009, maps of the parcels being rezoned, proofs of publication from *The Times Herald* dated December 31, 2008, and January 7, 2009, and two certificates of posting from December 31, 2008.
- iv) Witness 1 – Ms. Hanna Mazzaccaro from the Montgomery County Planning Commission was called as a witness.
  - (1) There were no questions from the Board or the audience for this witness.
- v) Public Testimony – The following individuals provided their testimony for the record:
  - (1) Mr. Michael Furey, Esq., representing Mr. & Mrs. Edward Hildebrand whose property is subject to rezoning, called one professional witness.
    - (a) Mr. E. Van Rieker, a land planner, was called as a witness.
    - (b) Supervisors Altieri and Brown had questions for this witness.
    - (c) There were no audience questions for this witness.
  - (2) Mr. Joseph R. DeDominic, 2797 Egypt Road.
  - (3) Mr. Richard Sheehan, Esq., 2790 Egypt Road and 1020 Faulk Avenue.
    - (a) Supervisors Dininny and DiPaolo questioned and / or provided comments to this witness.
  - (4) Mrs. Barbara Bateman, 3811 Sumpter Drive.
  - (5) Mrs. Janice Hip White, 2854 Egypt Road.
  - (6) Mr. Tom Borai, 5 Brenda Lane.
  - (7) Mr. Richard Shaw, 2841 Egypt Road.
  - (8) Mr. Warren Schlack, 4070 Eagleville Road.
  - (9) Mr. Ed Welborne, 261 Pinetown Road.
  - (10) Mr. John Parisi, 2791 Egypt Road.
  - (11) Mrs. Jackie Caikis, 2788 Egypt Road.
  - (12) Mr. Archie Rambo, 2786 Egypt Road.
  - (13) Mrs. Jean Woltemate, 2785 Egypt Road.
- vi) **MOTION** – Supervisor DiPaolo made a motion to close the hearings. Supervisor Altieri seconded the motion. The motion *passed 5-0*.
- vii) This hearing lasted approximately one hour and forty minutes.

**9) Ordinances & Resolutions:**

- a) An ordinance amending the zoning map attached to and incorporated in Chapter 143 of the Code of the Township of Lower Providence changing the zoning classification of certain parcels of land from VC – Village Commercial to PBO – Professional Business Office District:
  - i) **MOTION** – Supervisor DiPaolo made a motion to table this item to the February meeting so that it could be addressed at the same time the text amendment is considered. Supervisor Brown seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *died 2-3*. Supervisors Altieri, Dininny and Sassu opposed the motion.

- ii) **MOTION** – Supervisor Altieri made a motion to deny the change from VC to PBO. Supervisor Dininny seconded the motion.
  - (1) Public Comment: None.
  - (2) **MOTION VOTE** – The motion *passed* 3-1-1. Supervisor DiPaolo opposed the motion. Supervisor Brown abstained from voting because this is procedurally out of order.
- b) An ordinance amending the zoning map attached to and incorporated in Chapter 143 of the Code of the Township of Lower Providence changing the zoning classification of certain parcels of land from R2 – Residential to VC – Village Commercial:
  - i) **MOTION** – Supervisor Dininny made a motion to adopt the ordinance. Supervisor Altieri seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *passed* 3-1-1. Supervisor DiPaolo opposed the motion. Supervisor Brown abstained from voting because this is procedurally out of order.
  - ii) Supervisor DiPaolo commented that the County’s recommendation was valid, that they should not change the zoning map until they have the text to go with it.
  - iii) Supervisors Dininny and Altieri commented that agenda item 4a does not change anything, and that they are ready to move on agenda item 4b, which is why they are voting at this time.
- c) A resolution in support for State action to ensure prompt and fair payments to ambulance companies:
  - i) Mr. Dunbar read the resolution for the audience. He explained that EMS providers are having difficulty receiving prompt and full payment from insurance providers. This resolution supports efforts in the PA General Assembly to require fair payments made directly to the EMS providers.
  - ii) **MOTION** – Supervisor Brown made a motion to adopt the resolution. Supervisor Dininny seconded the motion.
    - (1) Public Comment:
      - (a) Mr. Tom McAnencey from the Lower Providence Community Center EMS thanked the Board for considering this resolution. He explained that they made 2,500 runs last year, but only collected \$300 per run, which is typically billed from \$850 to \$1,100. He noted that Blue Cross Blue Shield pays their clients the money directly for this expense, and then the ambulance company must try to obtain reimbursement from the individuals.
    - (2) **MOTION VOTE** – The motion *passed* 5-0.
- d) A five-minute break was held at this point in the meeting.

**10) New Business:**

- a) Application S-08-09 for Montgomery County Prison Major Land Development for Preliminary / Final Plan Approval:
  - i) Mr. Siegel explained that this request was related to an expansion at the Montgomery County Prison.
  - ii) Mr. Jeffrey Albert, from the County Solicitor’s Office, was present to discuss the application. Mr. Alberto Vennettilli, PE, with Carroll Engineering Group, and Mr. Julio Algarin, Warden of the prison, were also present.
  - iii) Mr. Albert explained that they have already received a variance for this project from the Zoning Hearing Board.
  - iv) Mr. Vennettilli reviewed a map of the parcel depicting existing features. He identified the proposed administration building, a new tier of parking, and showed how the roadway would be re-routed around the facility. The new building will house 512 inmates in a new, low-security, work-release building.
    - (1) Supervisor Brown asked if the farm workers would move into this facility? Warden Algarin indicated that they would.
  - v) Mr. Albert requested that the Board consider waiving both the Traffic Impact Fee (TIF) and the Park & Recreation Fee. He referenced a September 5, 2008 letter from Officer McGuffin identifying no impact on traffic, with which Chief Carroll concurred. He also noted that the residents at the prison would not be utilizing Township recreation facilities.

- (1) Chief Carroll clarified that their review of the project is from a traffic safety standpoint, and not a traffic capacity standpoint. McMahon Associates addresses traffic capacity.
  - (2) Supervisor Dininny asked how much the fees were? The TIF is \$24,023.88, and the Park & Rec. Fee is \$75,874.70.
- vi) Mr. Brown questioned a reference to the error of closure? Mr. Vennettilli explained that they used the existing survey for the property boundary.
- vii) Waiver Requests:
- (1) Waiver of Section 123.14(a)(4) – Sheet size of 15” by 18”, 18” by 30”, or 24” by 36”.
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Dininny seconded the motion. The motion *passed* 5-0.
  - (2) Section 123.18(a)(1)(g) – Steep slopes over 15% for a distance of 200 feet outside of the boundary of the tract.
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Dininny seconded the motion. The motion *passed* 5-0.
  - (3) Section 123.18(a)(2)(g) – Qualifying the trees to be removed from the site and the tree replacement requirements.
    - (a) **MOTION** – Supervisor Dininny made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed* 5-0.
  - (4) Section 123.20(a)(2)(a) – Error of closure not greater than one part of 10,000.
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Altieri seconded the motion. The motion *passed* 5-0.
  - (5) Section 123.32 – Curbing where pavement edge and grass meet.
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Altieri seconded the motion. The motion *passed* 5-0.
  - (6) Section 123.33(c) – Sidewalks required where deemed necessary by Supervisors to provide access to schools, churches, parks, community facilities and commercial or employment centers.
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor DiPaolo seconded the motion. The motion *passed* 5-0.
  - (7) Section 123.36(f) – 7% maximum grade for industrial two-way traffic aisle.
    - (a) **MOTION** – Supervisor Dininny made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed* 5-0.
  - (8) Section 123.37(c) – 18 parking spaces located in an uninterrupted road (waiver requested for existing parking rows only.)
    - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Dininny seconded the motion.
      - (i) Supervisor Brown clarified that this was only for parking already in existence? Mr. Vennettilli indicated that it was.
      - (ii) **MOTION VOTE** – The motion *passed* 5-0.
  - (9) Section 123.37(f) – Minimum separation of 10 feet with raised landscape area between proposed parking area and existing parking area, street or driveway.
    - (a) **MOTION** – Supervisor Dininny made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed* 5-0.
  - (10) Section 123.37(h)(1) – 25% reserve parking areas.
    - (a) **MOTION** – Supervisor Altieri made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed* 5-0.
  - (11) Section 123.104(d)(3) – Maximum depth of detention basin is 4.0 feet.

- (a) **MOTION** – Supervisor Altieri made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed 5-0*.
- (12) Section 123.104(d)(15) – Permanent fencing surrounding detention basins.
  - (a) Supervisor Brown asked if existing basins had fencing? Mr. Vennettilli identified where the existing basins were on the plan, noting they do not have fencing. He noted that they do not permanently retain water.
  - (b) Mr. Brown expressed concern over if the basins were watched, identifying a concern with children drowning. Mr. Vennettilli noted this was outside of the fenced area. The further discussed the map and identified where the water discharge was released.
  - (c) **MOTION** – Supervisor Dininny made a motion to grant this waiver request. Supervisor Brown seconded the motion. The motion *passed 5-0*.
- (13) Section 123.51(h) – Tree replacement requirement.
  - (a) Supervisor Brown wanted to discuss plants on the western boundary of the property.
  - (b) Mr. Vennettilli noted that the Zoning Hearing Board wanted the applicant to give consideration to installing evergreens, especially in areas where the adjacent neighbors do not have a buffer. He identified the existing tree line, noting it is not a useful buffer in the winter when leaves are down.
  - (c) Mr. Brown is concerned with the viability of the trees, and suggested that they use trees already thriving on the site for the buffers. Also, the white pines should not be used, as the deer are known to eat them.
  - (d) Mr. Vennettilli noted they would be adding evergreens to screen in the winter months.
  - (e) Mr. Robert Hardt, 90 S. Grange Avenue, noted that he has come to an agreement with the applicant regarding tree buffering near his property.
  - (f) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor Dininny seconded the motion. The motion *passed 5-0*.
- (14) Section 123.52 – Street tree requirement.
  - (a) **MOTION** – Supervisor Dininny made a motion to grant this waiver request. Supervisor Altieri seconded the motion. The motion *passed 5-0*.
- (15) Section 123.50(b) – Additional perimeter landscaping and screen buffering beyond the proposed evergreens requested by the Township’s Zoning Hearing Board.
  - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor DiPaolo seconded the motion. The motion *passed 5-0*.
- (16) Section 123.50(c) – Additional screen buffering requirements beyond the proposed evergreens requested by the Township’s Zoning Hearing Board.
  - (a) **MOTION** – Supervisor Brown made a motion to grant this waiver request. Supervisor DiPaolo seconded the motion. The motion *passed 5-0*.
- viii) **MOTION** – Supervisor Dininny made a motion to deny waiving the TIF and Park & Rec. Fees. Supervisor Brown seconded the motion.
  - (1) Supervisor Brown explained that the costs needed to be spread among all 62 municipalities in the County, not just Lower Providence. They do not waive these fees for other applicants, and they have saved the County a lot of money by granting the requested waivers.
  - (2) Supervisor Dininny has the same position on this, and noted times are difficult, and that the Park & Rec. and Traffic funds are already under funded.
  - (3) Public Comment: None.
  - (4) **MOTION VOTE** – The motion *passed 5-0*.
- ix) **MOTION** – Supervisor Brown made a motion to grant preliminary and final plan approval for S-08-09. Supervisor Dininny seconded the motion.
  - (1) Supervisor Brown asked if the applicant had read the resolution and agreed with it? Mr. Albert indicated that they had.

- (2) Mr. Dunbar noted there is a problem with a storm drain that is failing and needs to be addressed with the expansion. Mr. Albert stated that this would be taken care of.
  - (3) Public Comment: None.
  - (4) **MOTION VOTE** – 5-0.
- b) Discussion on compensation for elected Tax Collector:
- i) Mr. Onorato explained that under the Tax Collector Code, the Board must set compensation for this the year that the job is up for re-election. The prepared resolution sets compensation at \$3 per tax bill plus reimbursement for bonding and postage expenses.
  - ii) **MOTION** – Supervisor Dininny made a motion to adopt the resolution. Supervisor DiPaolo seconded the motion.
    - (1) Public Comment:
      - (a) Mrs. Kirsten Deal asked about reimbursement for printing of bills etc.? Mr. Onorato noted that those costs are already considered as part of the cost per bill being proposed.
    - (2) **MOTION VOTE** – The motion *passed* 5-0.
- c) Authorization to sell specific items on on-line auction:
- i) Mr. Dysard requested authorization to sell on-line those items detailed in his memo that area past their useful life and will be replaced this year.
  - ii) **MOTION** – Supervisor Altieri made a motion to authorize the sale. Supervisor DiPaolo seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *passed* 4-1. Supervisor Dininny opposed the motion.
- d) Authorization to advertise traffic control devices in vicinity of Valley Forge Corporate Center:
- i) Chief Carroll requested authorization to advertise speed limit postings and stop signs for the corporate center.
  - ii) **MOTION** – Supervisor DiPaolo made a motion to authorize the advertisement. Supervisor Brown seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *passed* 5-0.
- e) Letter to Board of Supervisors from William D. Brooke, Jr. dated December 16, 2008 re: request for waiver of sign permit fees – Methacton Athletic Association:
- i) Mr. Siegel noted this is a typical waiver request that has been granted in the past.
  - ii) **MOTION** – Supervisor Brown made a motion to grant the requested waiver. Supervisor DiPaolo seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *passed* 5-0.
- f) Approval on Conditional Use decision and order for the American Revolution Center:
- i) Mr. Onorato noted that the Board had considered a request for a Conditional Use by the ARC in July, which was approved. The ARC requested this be approved again in a hearing in November. He has prepared a decision and order reflective of that hearing and the hearing that occurred in June. This is almost identical to the previously approved decision, but also reflects what occurred in November.
  - ii) **MOTION** – Supervisor Altieri made a motion to adopt this decision and order. Supervisor Dininny seconded the motion.
    - (1) Public Comment: None.
    - (2) **MOTION VOTE** – The motion *passed* 3-2. Supervisors Brown and Dininny opposed the motion.
- g) Authorization for proper officers to execute easement agreement between Lower Providence Township and Lower Perkiomen Valley Regional Sewer Authority:
- i) Mr. Onorato explained that in a regional effort to install their interceptor and to comply with the terms of the sewer service agreement, there is a need to install meters from the Lower Providence

discharges into the regional interceptor. This affects meter pits #2 and #4. Meter pit #4 requires an easement from the Township as it goes through Township property.

- ii) **MOTION** – Supervisor Altieri made a motion to authorize execution of the easement agreement. Supervisor Brown seconded the motion.

(1) Public Comment: None.

(2) **MOTION VOTE** – The motion *passed* 5-0.

**11) Comments and Other Business:**

- a) Mr. Dunbar requested that the Board authorize an allocation of \$34,915.16 toward 2008 legal fees to balance the accounts so they can close the 2008 books.

- i) **MOTION** – Supervisor Dininny made a motion to grant the request. Supervisor Altieri seconded the motion.

(1) Public Comment: None.

(2) **MOTION VOTE** – The motion *passed* 3-2. Supervisors Brown and DiPaolo opposed the request.

- b) Public Comment:

- i) Mr. Charles Guttenplan was present to represent Montgomery DelVal Associates with regard to a property on Egypt Road at the western corner of Wedgewood Way. They have corresponded with the Township to request rezoning of this property in April 2008 and last week. They also requested consideration of rezoning for this property from the Village Commercial Committee in July 2007. Mr. Guttenplan noted that they requested the VCC consider rezoning of this parcel, along with two adjacent parcels in consideration that this does not fit with surrounding zoning.

(1) Mr. Dunbar noted that if the Board wants to consider this rezoning, the applicant could submit a rezoning application and the Board can take action.

(2) Supervisor Brown noted that the applicant needs to first work with the neighbors, because they have been opposed to rezoning in the past.

(3) Mr. Guttenplan noted that this rezoning would be for the property owned by Montgomery DelVal, a property owned by the Neilson's, and a small parcel with a house on it owned by Bob Dorazio, for a total of 4.4-4.5 acres. The parcels surrounding this land is zoned GC.

(4) Mr. Brown asked if such a rezoning would be considered spot zoning? Mr. Onorato indicated that it would not.

(5) Mr. Guttenplan suggested that this would be an extension of existing commercial zoning. This could be GC, but the VCC said that it should be VC. It is not appropriate for R2.

(6) Mr. Dunbar requested that they discuss this with the neighbors, and then provide the schematics to show proposed buffering between the proposed VC and residential properties to the back.

(7) Mr. Tom Borai, 5 Brenda Lane, noted there is also a driveway that runs along the Dorazio property that may affect this. Mr. John Neilson noted that driveway goes to Mrs. Abrams property; she has passed away. He discussed the parcels in that area, and agreed that they should discuss this with the neighbors in the area.

**12) Adjournment:**

- a) **MOTION** – Supervisor Brown made a motion to adjourn the meeting. Supervisor Altieri seconded the motion. The motion *passed* 5-0. The meeting adjourned at 11:55 p.m.

Respectfully submitted,

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Joseph C. Dunbar, Secretary