

July 13, 2010

Mr. Roger Friedman – Chairman  
Mr. Rich Barrick – Co-Chairman  
Mr. Tom Kronenberger – Member  
Mrs. Ann Flanagan – Member  
Mr. Bill Mees – Secretary  
Mr. Steve Roos – Alternate

**Item 1. – Meeting called to Order**

Vice Chairman Barrick called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, July 12, 2010.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Kronenberger, Mr. Mees, and Mr. Roos

Members Absent: Mr. Friedman

Also Present: Greg Bickford and Becky Stratton

Mr. Barrick welcomed the newest member of the Zoning Commission board Mr. Tom Kronenberger who was recently moved from the Board of Zoning Appeals.

**Item 3. – Approval of Minutes**

Mr. Barrick stated the first order of business was to approve the March 10, 2010 meeting minutes.

Mr. Barrick asked for any corrections to the March 10, 2010 meeting minutes.

No corrections were made.

Mr. Barrick entertained a motion to approve the March 10, 2010 meeting minutes.

Mrs. Flanagan moved to approve the March 10, 2010 meeting minutes.

Mr. Mees seconded.

All voted – yes.

**Item 4. – Old Business**

N/A

**Item 5. – New Business**

2010-03P2

Kenneth Park Architecture (Agent) for Forever XX1 (Tenant)

7875 Montgomery Road

PUD II

Mr. Bickford presented the case and the case history in a power point presentation.

Mr. Barrick asked if the applicant would like to add anything further.

Mr. Paul Madden w/Kenneth Park Architects – 360 Lexington Avenue, New York, NY, 10017 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the applicant and then the board discussed the issues brought before them.

Mr. Barrick asked if there was anyone from the public this evening that would like to comment on the proposal?

No response.

Mr. Barrick closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Barrick entertained a motion.

Mr. Mees moved to consider Case#: 2010-03P2 with the following conditions:

1. Landscaping per Section 12-6.3 (a) must be installed
2. Mechanical units must be screened
3. Three (3) signs as proposed on the renderings submitted be permitted

Mrs. Flanagan seconded.

Mr. Barrick asked for any other discussion.

No response.

Mr. Mees called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – AYE

Mr. Mees – AYE

Mr. Kronenberger – AYE

Mr. Roos – AYE

Mr. Barrick thanked the applicant for coming in this evening and working with staff.

Mr. Bickford noted that this case will now be heard before the Township Trustees on August 5, 2010.

**Item 6. – Trustees Report**

N/A

**Item 7. – Date of Next Meeting**

Mr. Barrick noted the date of the next meeting – Monday, August 9, 2010.

