

Chm. Steven J. Leinwand, Vice-CHM. Stephen T. Gionfriddo, Sec'y Cos Giuffrida, Comm. Carta, Comm. Pattavina, Alternates: Comm. Bixby, Comm. Garafalo, and Comm. Loffredo

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio, Salvatore Fazzino, Public Works Director, Ex-Officio, Comm. Passanesi, Comm. Sbalcio

MEMBERS ABSENT

Comm. Paul H. Bixby acted for Comm. Giuffrida who arrived at 7:25P.M. and then acted for Comm. Sbalcio, Comm. Loffredo acted for Comm. Sbalcio until Comm. Giuffrida arrived. Comm. Sebastian J. Garafalo acted for absent Comm. Passanesi.

ACTING MEMBERS

Dir. George A. Reif, Hope P. Kasper, Althea Rinaldi

STAFF

Lucas Held, Reporter, Middletown Press, Philip Bauer, Engineer, Public Works Department, Joseph Tironi, WCNX, and 46 members of the Public

OTHERS

The Commission acknowledge receipt of the December 8th, 1982 Public Hearing. On motion and second by Comms. Giuffrida and Pattavina, the Commission approved the minutes of the December 8th, 1982 meeting. Vote was unanimous.

APPROVED 12/8/82 MINUTES

There is a separate transcript of the Public Hearing of 1/12/82.

P.H. 1/12/83

The Commission on motion and second by Comms. Garafalo and Gionfriddo approved a subdivision allowing preliminary approval of a subdivision of land, Richards Brook, Westfield section, with Boardman Lane at the southern extreme reaching northward with an entrance street from Middle Street, north of the North and Judd plant, all in the Interstate Trade Zone. Applicant/Agent Joseph Carney, representing Middletown Industrial Development Corporation. Vote was unanimous. There was also an amended motion by Comms. Garafalo and Pattavina that the preliminary approval contain a stipulation that it meet Department of Environmental Protection requirements and also what the environmental Impact would be. Vote was unanimous.

APPROVED SUBDIVISION RICHARDS BROOK INDUST. PARK-JOS. CARNEY MIDC S82-14

On motion and second by Comms. Giuffrida and Garafalo, the Commission denied a proposed special exception for a PRD, to be known as Bradley Woods on 50 acres of land lying in a secluded valley between Middle Street and Atkins Street in the Westfield Section of Middletown. This proposal was in two parts. The first part was a proposed text change to the Zoning Code allowing 12 bedrooms per acre. This first part was denied because of the density change in the Zoning Code. Yes votes were Comm. Gionfriddo, Comm. Pattavina, Comm. Bixby, Comm. Garafalo, Comm. Loffredo, No vote was Comm. Carta. Comm. Leinwand disqualified himself on this entire proposal. Comm. Loffredo acted for Comm. Leinwand. On motion and second by Comms. Loffredo and Pattavina, the Commission also denied the second part of this proposal on the basis on density concern. The second part was the proposed special exception for a PRD on 50 acres of land lying in a secluded valley between Middle Street & Atkins Street. Applicant/agent William T. Shea, representing Westfield Associates. Vote was unanimous.

DENIED S.E. PRD BRADLEY WOODS & ZONING TEXT AMENDMENT MIDDLE & ATKINS STS. WESTFIELD ASSOC. WILLIAM T. SHEA SE 82-17

On motion and second by Comms. Pattavina and Giuffrida, the Commission reapproved Executive View Estates. Vote was unanimous. This was due to time expiration, previous approval was granted on 9/22/82. Final approval was given on lots 1 through 29 (less lot 4). Applicant/agent S. J. Cartelli, Attv. representing Arbar Developers.

EXECUTIVE VIEW ESTATES

On motion and second by Comms. Gionfriddo and Pattavina, the Commission approved a one year extension for Seb Passanesi to permit an office building on a lot in the R-4 zone, Washington Street. Vote was unanimous.

APPROVED ONE  
YEAR EXTENSION  
WASHINGTON ST.  
SEB PASSANESI

In regard to the Burger Chef issue, the Commission decided that they did not want to make any changes.

BURGER CHEF

The Commission on motion and second by Comms. Pattavina and Garafalo scheduled a Public Hearing for January 26, 1983\*, to consider a subdivision on Westfield Street, for applicant/agent Martin P. Sheehan. Vote was unanimous.

SCHEDULED P.H.  
1/26/82  
WESTFIELD ST.  
MARTIN SHEEHAN

ADJOURNMENT 9:30 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary  
PLANNING AND ZONING COMMISSION

Approved at the Meeting of \_\_\_\_\_

BOORUM & PEASE "NOISEAR" ®

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\* Staff availability did not permit preparation of a legal notice for press publication for this date. This proposal will be scheduled for the traditional Public Hearing time, the first meeting of the next month.