

Comm. Richard Pelletier, Comm. Les Adams, Comm. Catherine Johnson, Comm. Daniel Russo, Comm. Quentin Phipps, Comm. Nicholas Fazzino, Comm. Carl Bolz, Comm. Ken McClellan, Comm. Michael Johnson

MEMBERS
PRESENT

Comm. Barbara Plum, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

Michiel Wackers, Deputy Director

STAFF

There were two (2) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office.

PUBLIC

The Pledge of Allegiance was recited at 7:00 p.m.

ITEM 1
PLEDGE OF
ALLEGIANCE

The Commission held a moment of silence for Comm. James Fortuna and commented on his years of service.

Michiel Wackers asked for nominations. Comm. Nicholas Fazzino nominated Comm. Les Adams for Chair and Comm. Catherine Johnson seconded. The motion failed with Comms. Nicholas Fazzino, Les Adams and Catherine Johnson in favor and Comms. Richard Pelletier, Quentin Phipps and Daniel Russo opposed. Comm. Richard Pelletier nominated Comm. Quentin Phipps for Chair and Comm. Daniel Russo seconded. The motion failed with Comms. Richard Pelletier, Quentin Phipps and Daniel Russo in favor and Comms. Les Adams, Catherine Johnson and Nicholas Fazzino opposed. Comm. Daniel Russo noted that Comm. Ken McClellan should be seated. A revote was taken. A motion to nominate Comm. Les Adams as Chair failed with Comms. Les Adams, Catherine Johnson, Nicholas Fazzino and Ken McClellan in favor and Comms. Richard Pelletier, Quentin Phipps, and Daniel Russo opposed. A motion to nominate Comm. Quentin Phipps failed with Comms. Richard Pelletier, Daniel Russo and Quentin Phipps in favor and Comms. Les Adams, Catherine Johnson, Nicholas Fazzino and Ken McClellan opposed. A motion to nominate Comm. Les Adams as Secretary was made by Comm. Quentin Phipps and seconded by Comm. Daniel Russo. The motion passed with Comms. Richard Pelletier, Les Adams, Nicholas Fazzino, Daniel Russo, Quentin Phipps, and Ken McClellan in favor and Comm. Catherine Johnson opposed. A motion to nominate Comm. Catherine Johnson as Secretary was made by Comm. Ken McClellan and seconded by Comm. Catherine Johnson. The motion failed with no one in favor. Comm. Les Adams accepted the nomination as Secretary. A motion to nominate Comm. Catherine Johnson to the MidState Regional Planning Agency was made by Comm. Quentin Phipps and seconded by Comm. Les Adams. A motion to close the nominations was made

ITEM 1a
ELECTION OF
OFFICERS

by Comm. Daniel Russo and seconded by Comm. Quentin Phipps. The motion passed. A motion to request Mayor Sebastian Guiliano to act as Chair was made by Comm. Les Adams and seconded by Comm. Nicholas Fazzino. Comm. Les Adams withdrew the motion.

Roll Call was conducted.

ITEM 2
ROLL CALL

No items were removed from the agenda.

ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

Ron Borelli spoke against the proposed ordinance under Item #8.3. Michael Ennis requested that the Plan of Conservation and Development. Eleanor Kelsey spoke on the proposed ordinance under Item #8.3. Cynthia Jablonski commented on writing a new regulation. Ron Borello requested tabling Item #8.3.

ITEM 4
PUBLIC
COMMENT ON
ITEMS

There were no Public Hearing Items.

ITEM 5
ZEO SIGN
CERTIFICATION

There were no Public Hearing Items.

ITEM 6
PUBLIC
HEARINGS

There were no Old Business items.

ITEM 7
OLD BUSINESS

On motion and second by Comms. Ken McClellan and Nicholas Fazzino the Commission scheduled a public hearing date of January 27, 2010 for a proposed two (2) lot resubdivision of the property of Santa Fe Leasing, LLC located at 512 Saybrook Road. Vote was unanimous. Applicant/agent Santa Fe Leasing, LLC/ Indigo Land Design, LLC (Joe Wren PE) S2009-7

ITEM 8.1
SCHEDULED P.H.
1/27/2010 FOR A
PROPOSED TWO
(2) LOT RESUB-
DIVISION OF THE
PROPERTY OF
SANTA FE LEAS-
ING, LLC LO-
CATED AT 512
SAYBROOK
ROAD

On motion and second by Comms. Quentin Phipps and Nicholas Fazzino the Commission scheduled a public hearing date of January 27, 2010 for a proposed three (3) lot resubdivision of the property of Frank M. Moskey located at 738 Saybrook Road across from the Tradewinds Plaza. Vote was unanimous. Applicant/agent Frank M. Moskey/Conklin & Soroka, Inc. S2009-8

ITEM 8.2
SCHEDULED P.H.
1/27/2010 FOR A
PROPOSED
THREE (3) LOT
RESUBDIVISION

OF THE PRO-
PERTY OF
FRANK M.
MOSKEY LO-
CATED AT 738
SAYBROOK
ROAD ACROSS
FROM THE
TRADEWINDS
PLAZA

A motion to schedule a public hearing/workshop date of February 10, 2010 was made by Comm. Ken McClellan and seconded by Comm. Nicholas Fazzino. Comm. Ken McClellan amended the motion by scheduling a public hearing date of February 10, 2010 for a review of Ordinance No. 50-09, Article I Keeping of Certain Animals Restricted and scheduling a workshop as soon as possible. The motion as amended passed unanimously.

ITEM 8.3
SCHEDULED P.H.
2/10/2010 FOR A
REVIEW OF
ORDINANCE NO.
50-09, ARTICLE I
KEEPING OF
CERTAIN
ANIMALS RE-
STRICTED

A motion to table a request for G.S. 8-24 Review for a proposed 50'x60' storage structure at the Emergency Management Headquarters located at 675 Randolph Road and placing it under Old Business at the next meeting was made by Comm. Quentin Phipps seconded by Comm. Nicholas Fazzino. The motion passed unanimously. Applicant/agent Middletown Emergency Management

ITEM 8.4
TABLED A RE-
QUEST FOR
G.S. 8-24 RE-
VIEW FOR A
PROPOSED 50' x
60' STORAGE
STRUCTURE AT
THE EMERGEN-
CY MANAGE-
MENT HEAD-
QUARTERS LO-
CATED AT 675
RANDOLPH
ROAD

On motion and second by Comms. Quentin Phipps and Ken McClellan the Commission scheduled a public hearing date of January 27, 2010 for a proposed Special Exception for an expansion/modification of the Special Exception approval for The Public nightclub located at 337-351 Main Street. Vote was unanimous. Applicant/agent The Public AKA Main St. Productions, LLC/ Ralph E. Wilson, Esq. SE2009-24

ITEM 8.5
SCHEDULED P.H.
12/27/2010 FOR A
PROPOSED
SPECIAL EXCEP-
TION FOR AN
EXPANSION/
MODIFICATION
OF THE SPECIAL
EXCEPTION AP-
PROVAL FOR
THE PUBLIC

NIGHTCLUB LO-
CATED AT 337-
351 MAIN
STREET

Ron Borelli commented on the proposed ordinance under Item #8.3.
Steven DeProto commented on the proposed ordinance and on
Comm. James Fortuna.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

On motion and second by Comms. Ken McClellan and Nicholas
Fazzino the Commission approved the minutes of the November 12,
2009 regular meeting. Vote was unanimous with Comm. Quentin
Phipps abstaining.

ITEM 10.1
APPROVED THE
MINUTES OF
THE 11/12/09
REGULAR
MEETING

On motion and second by Comms. Catherine Johnson and Nicholas
Fazzino the Commission tabled the ZEO Report until the next
meetng. Vote was unanimous.

ITEM 10.2
TABLED THE
ZEO REPORT

Comm. Catherine Johnson invited the Commissioners to set up a
Plan of Conservation and Development committee with a meeting
to possibly be held in January. A motion to adopt the Plan of Con-
servation and Development was made by Comm. Richard Pelletier
and seconded by Comm. Daniel Russo. The motion was amended
to bring up the Plan of Conservation and Development in three (3)
weeks and that by March 10, 2010 there be a draft, public hearing
comment and workshop notes. Comm. Quentin Phipps offered
a friendly amendment that the report for consideration be submitted
by June 10, 2010. The amended motion passed unanimously. A
meeting of the Plan of Conservation and Development Committee
was scheduled for Thursday, January 28, 2010 at 6:30 p.m. in a
location to be announced.

ITEM 10.3
PLAN OF CON-
SERVATION
AND DEVELOP-
MENT

Comm. Michael Johnson commented on Susan Bysiewicz. Comm.
Ken McClellan commented on adult businesses. Comm. Daniel Russo
indicated that the Land Use Academy could be used to get insight on
the regulation of animals.

ITEM 10.4
OTHER COM-
MISSION
AFFAIRS

On motion and second by Comms. Catherine Johnson and Carl Bolz
the Commission adjourned the meeting at 9:50 p.m. Vote was
unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

Michiel Wackers, AICP
Deputy Director