

MAYOR SEBASTIAN J. GARAFALO, EX-OFFICIO; Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta, Steven J. Leinwand, Rose Sbalcio; Alternates: Paul H. Bixby, Thomas E. Hutton, Jr., Thomas J. Serra, Stephen Gadowski arrived at 8:29 P.M.; Dir. P.W. Salvatore Fazzino	COMMISSION MEMBERS PRESENT
Vice-Chm. Cos Giuffrida, Vincent J. Loffredo, Sebastian J. Passanesi,	MEMBERS ABSENT
Alternate Comm. Hutton acted for absent Comm. Giuffrida, alternate Comm. Bixby acted for absent Comm. Loffredo, and alternate Comm. Serra acted for absent Comm. Passanesi.	ACTING MEMBERS
Dir. George A. Reif, Hope Kasper, Patricia Michnowicz	STAFF
Lucas Held, Reporter, Middletown Press; Ellen Abrams, Reporter WCNX; and approximately 25 members of the audience.	OTHERS
There is a separate transcript of the Public Hearing.	P.H. 1/25/84
Walter Dreaheer requested the Planning and Zoning Commission include mailing notices to abutting resident property owners whenever a public hearing was advertised in the legal notice section of the Middletown Press. Chm. Gionfriddo advised him he would discuss this request later on in the meeting.	DISCUSSION WITH PUBLIC NOTICES
Virginia Renschen requested that Woodland Terrace subdivision be withdrawn because the applicant no longer had access to build a road between Atkins and Middle Streets. Chm. Gionfriddo stated the applicant could develop Sections I, II, and III as per the agreement when given preliminary approval; and the second access must satisfy the Commission before beginning Section IV and V.	WOODLAND TERRACE
Robert Burns asked why Bradley Street had been widened?	BRADLEY STREET
Ann Bickford asked the Commission to keep in mind the stability of her neighborhood when making decisions.	
On motion and second by Comms. Leinwand and Bixby, the Commission approved the minutes on the 1/11/84 meeting. Vote was unanimous. The Commission also acknowledged receipt of the 1/11/84 transcript.	APPROVED MINUTES 1/11/84 MEETING P.H. 1/11/84
Chm. Gionfriddo reported the City Attorney stated no addition was needed in the Zoning Code to consider a cogeneration plant. The Commission determined that the cogeneration plant proposal converting municipal waste to energy or fuel should be dealt with as a Solid Waste Facility as defined in the Zoning Code.	COGENERATION PLANT
On motion and second by Comms. Leinwand and Hutton, the Commission tabled a status report on Cedar Village. Vote was unanimous.	TABLED REPORT CEDAR VILLAGE
Dir. Reif presented to the Commission a drawing showing the entire Westlake P.R.D. indicating all the units to be built and the units now in place. Also shown to the Commission by Dir. Reif was a map identifying only the units in place and completed.	WESTLAKE P.R.D. STATUS REPORT

On motion and second by Comms. Leinwand and Carta, the Commission gave an affirmative G.S. 8-24 Report concerning Mill Hollow Phase I and Phase II. Applicant Water and Sewer Department. Vote was unanimous. AFFIRMATIVE G.S. 8-24 MILL HOLLOW PHASE I & II

Comm. Leinwand requested that Dir. Reif send a memo to Dir. Water and Sewer Dept., Bill Baron, requesting the status of the C.D.M. water supply report. WATER SUPPLY REPORT

The Commission decided to continue the readoption of the Zoning Code on the agenda until a decision was made regarding P.R.D.s. READOPT ZONING CODE

Chm. Gionfriddo took a consensus of the Commission regarding other options of notifying the public, in addition to the Legal Notice and advertisement in the City Briefs of the Middletown Press, concerning Zoning proposals. Commissioners in favor were Comms. Sbalcio, Leinwand, Gionfriddo, Hutton and Serra. Commissioners opposed were Comms. Bixby, and Carta. Chm. Gionfriddo asked the staff for suggestions. PUBLIC NOTIFICATION

Comm. Leinwand requested a status report on the Plan of Development. PLAN OF DEVELOPMENT

Dir. Reif informed the Commission of a proposed sign request to be located on the Route 66 Railroad bridge.

No Reports REPORTS

Adjournment 10:08 P.M. ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper