

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Stephen Gadowski, Anthony Vasiliou, W. Lee Osborne, Sebastian Timbro

COMMISSION MEMBERS  
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Sebastian Passanesi, Stephen P. Shapiro, Jennifer Alexander, Philip Halibozek

MEMBERS ABSENT

Alternate Commissioner Sebastian Timbro acted for absent Commissioner Passanesi and Alternate Commissioner W. Lee Osborne acted for absent Commissioner Shapiro.

ACTING MEMBERS

Acting Director William Warner, Hope P. Kasper, Administrative Secretary, Thomas Nigosanti, Chief Engineer

STAFF

Reporter from the Middletown Press and approximately 30 members of the public.

OTHERS

On motion and second by Commissioners Robinson and Gadowski the Commission approved the minutes of the 1/8/92 Executive Session. Vote was 6 to 0. Commissioner Stephen Gionfriddo abstained.

APPROVED MINUTES 1/8/92

On motion and second by Commissioners Gionfriddo and Robinson the Commission approved the minutes of the 1/22/92 regular meeting. Vote was unanimous.

APPROVED MINUTES  
1/22/92

Acting Director William Warner explained his proposals to the Commission regarding cluster subdivisions and subdivision with private roads. The cluster subdivision and private road regulations will be combined into one regulation and included in the Zoning Code as a special exception rather than remain in the Subdivision Regulations. William Warner explained to the Commission that discussion concerning road widths will take place at the next meeting when the Director of Public Works will be available. He suggested that the Commission may be ready to schedule a public hearing in March to consider the new proposed Subdivision Regulations.

WORKSHOP  
SUBDIVISION REGULATIONS

The Commission acknowledged the Zoning Enforcement Officer's monthly report and sign report.

ZEO MONTHLY REPORT AND  
SIGN REPORT

On motion and second by Commissioners Gionfriddo and Gadomski the Commission approved a request to extend the Valley Brook Village Subdivision contract for completion for the subdivision until March 1993. Applicant/agent Arbar Developers/Stephen Barberino, Jr. S86-2. Vote was 6 to 0. Commissioner W. Lee Osborne abstained.

APPROVED REQUEST TO  
EXTEND CONTRACT 3/93  
V A L L E Y B R O O K  
SUBDIVISION

On motion and second by Commissioners Gadomski and Gionfriddo the Commission gave an affirmative G.S. 8-34 Report concerning granting of a temporary and permanent easement to construct a landing and stairs on City of Middletown property located off Green Street for Stuart Shlien. Vote was unanimous.

GAVE AFFIRMATIVE G.S.  
8-24 REPORT  
GREEN STREET  
STUART SHLIEN

On motion and second by Commissioners Gionfriddo and Gadomski the Commission scheduled a public hearing on February 26, 1992 to consider a proposed Zoning Code text amendment to add Section 61.01.47 to allow manufacturing and distribution in the B-1 zone for buildings in excess of 40,000 square feet and used historically for that purpose. Applicant/agent Robert Lapidus/Michelle Stronz Z92-1. Vote was unanimous.

SCHEDULED P.H.  
ZONING CODE TEXT  
AMENDMENT  
MANUFACTURING AND  
DISTRIBUTION B-1 ZONE

On motion and second by Commissioners Gionfriddo and Gadomski the Commission scheduled a public hearing on February 26, 1992 to consider a proposed special exception to permit the conversion of an existing building from auto repair to auto repair and used auto sales located at 335 South Main Street. Applicant/agent Automotive, Inc. SE91-2. Vote was unanimous.

SCHEDULED P.H.  
SPECIAL EXCEPTION  
AUTO REPAIR AND USED  
AUTO SALES  
335 SOUTH MAIN STREET  
AUTOMOTIVE PLUS

There is a separate transcript of the public hearing.

PUBLIC HEARING


There was no discussion with the public.

DISCUSSION WITH PUBLIC

On motion by Commissioners Gionfriddo and Vasiliou the Commission voted to adjourn the meeting at approximately 8:15 P.M. Vote was unanimous

ADJOURNMENT

Respectfully submitted,

  
Hope P. Kasper  
Administrative Secretary

Approved at the Meeting of 2/24/92.