

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, William Pillarella, Sebastian J. Passanesi, Rose Sbalcio, Alternates: Stephen Gadowski, Thomas Hutton, Jr., Richard Thompson, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Alternate Paul P. Parisi

MEMBERS ABSENT

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Pam Jones, Assistant Secretary

STAFF

Lucas Held, Reporter, Middletown Press, and approximately 70 members of the audience.

OTHERS

There was a public hearing prior to the Regular Meeting. There was a failure in the wiring in the Council Chamber and therefore a transcript of the Public Hearing will not be able to be made. On motion and second by Comms. Leinwand and Pillarella the Commission approved the Minutes of the 2/13/85 Meeting. Vote was unanimous.

P.H. 2/27/85
APPROVED MINUTES
2/13/85

Atty. Cartelli and David Mylchreest presented two subdivision plans to the Commission for consideration for Pine Grove Cemetery land. Applicant/agent Arbar Developers/David Mylchreest.

DISCUSSION
VALLEY BROOK
VILLAGE

There was a brief discussion concerning the final subdivision in the Blue Neighborhood to be known as Blue Acre Rd. Applicant Hill Development. No action was taken because a water/sewer problem had not been resolved.

BLUE AREA NEIGH-
BORHOOD BLUE
ACRE RD.

On motion and second by Comms. Leinwand and Giuffrida the Commission granted approval for lot frontages revision for two lots of Eugene and Alfreda Kuzminski subdivision on Bartholomew Road previously approved at the Meeting of 1/23/85. Applicant Eugene Kuzminski. Vote was unanimous.

RELOCATION
LINE BARTHOLOMEW
RD. E KUZMINSKI

On motion and second by Comms. Leinwand and Sbalcio the Commission adopted a Zoning Code text amendment to allow as a permitted use a dry cleaning establishment in the I-2 zone. Applicant/agent Windsor Best Cleaners, Inc./Atty. Dean Thomasson. Vote was unanimous. Effective date of amendment is March 15, 1985.

ADOPTED ZONING
CODE CHANGE
DRY CLEANING
I-2

On motion and second by Comms. Giuffrida and Pillarella the Commission granted approval for a home occupation as a taxidermy business located at 7 Stow Avenue with the provision that it meet the requirements of the Health and Water/Sewer Departments. Vote was unanimous. Applicant Joseph Pitruzzello.

APPROVED H.O
7 STOW AVENUE
TAXIDERMY BUS.
J. PITRUZZELLO

On motion and second by Comms. Giuffrida and Sbalcio the Commission approved a special exception to permit an office and MARC program which includes educational training for a retail store in an R-3 zone located on Walnut Street and River Road. Applicant/agent Philip Redford. Vote was unanimous. The Commission felt the proposal was within the Plan of Development and Section 44 of the Zoning Code.

APPROVED. S.E.
OFFICE & MARC
PROGRAM RIVER RD.
& WALNUT - REDFORD

On motion and second by Comms. Leinwand and Pillarella the Commission approved a special exception to permit a TV repair business as a home occupation located on 1195 South Main Street with the

APPROVED S.E.
H.O. TV REPAIR
1195 S. MAIN ST.
W. WITHEY

provision the repair cannot be done in the garage and no type of sales on the premises. Applicant/agent Whitney Withey/Atty. Dean Thomasson. Vote was 5 to 2. Commissioners voting in favor are Gionfriddo, Carta, Leinwand, Pillarella and Sbalcio. Commissioners voting in opposition were Giuffrida and Passanesi. The Commission felt this proposal was within the Plan of Development and Section 44 of the Zoning Code.

The Commission requested that home occupations be placed on the agenda of the next meeting for review.

REVIEW HOME
OCCUPATIONS

On motion and second by Comms. Leinwand and Giuffrida the Commission adopted deletion of Section 21.07 and all related references. Vote was unanimous. Comm. Carta disqualified himself and Comm. Thompson acted in his place.

ADOPTED DELETION
SECTION 21.07

On motion and second by Comms. Leinwand and Pillarella the Commission adopted Section 21.08A as follows: Modification of Frontage and Area Requirements. New subdivisions along existing City streets may be approved by the Commission to have the same frontage and areas as existing lots within 1,000 feet if those lots were established prior to 1982, if the new lots have both City water and sewer, provided that no new lot shall have a frontage of less than fifty (50) feet nor an area less than seven thousand five hundred (7,500) square feet. Vote was unanimous. Comm. Carta disqualified himself and Comm. Thompson acted in his place. Effective date of amendment is March 15, 1985.

ADOPTED 21.08A

The Commission closed the Public Hearing on items 1, 4, 7, and second half of 9 and made no decision.

CLOSED P.H.

On motion and second by Comms. Giuffrida and Sbalcio the Commission scheduled a Public Hearing on 3/15/85 for amendments to the Subdivision Regulations. Copy of revisions are on file in the Town Clerk's office. Vote was 6 to 1. Comm. Carta disqualified himself and Comm. Thompson acted in his place. Vote was 6 to 1. Commissioners voting in favor were Gionfriddo, Giuffrida, Pillarella, Passanesi, Sbalcio, and Thompson. Commissioner voting in opposition was Leinwand.

REPORTS

Adjournment 10:45 P.M.

ADJOURNMENT

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper