

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

COMMISSION MEMBERS
PRESENT

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

MEMBERS ABSENT

Alternate Commissioner Philip Halibozek acted for absent Commissioner Stephen P. Shapiro

ACTING MEMBER

William Warner, Director Planning and Zoning Dept.; Hope P. Kasper, Administrative Secretary; Thomas Nigosanti, Chief Engineer Public Works Dept.

STAFF

Carolyn Caprioglio, Reporter, Middletown Press; Edward Cream, Reporter, WCNX; and approximately 40 members of the public.

OTHERS

On motion and second by Comms. Gionfriddo and Gadowski the Commission approved the minutes of the 2/26/92 meeting. Vote was unanimous.

ITEM 2
APPROVED MINUTES
2/26/92

The Commission acknowledged receipt of the Zoning Enforcement Officer's sign report for the Commission's public hearing on March 11, 1992.

ITEM 3
ZEO SIGN REPORT
3/11/92

On motion and second by Comms. Gadowski and Robinson the Commission approved a revision to a previously approved Smith Park special exception to include tennis courts located on Country Club Road. Applicant/agent Maguire Group, Inc. SE91-4. Vote was unanimous. Commissioners voting on the application were as follows: Ann Loffredo, John Robinson, Stephen Gadowski, Anthony Vasiliou, Sebastian Timbro, Sebastian Passanesi, W. Lee Osborne. Commissioners Gionfriddo and Halibozek disqualified themselves.

ITEM 4.1
APPROVED REVISION TO
SMITH PARK
COUNTRY CLUB ROAD

On motion and second by Comms. Gadomski and Gionfriddo the Commission granted approval for four model houses on lots 98, 111, 112 and 113 in the Meadows at Riverbend Subdivision, Section II with the conditions that (a) no certificate of occupancy be granted until all municipal requirements are met; and (b) a restriction placed on the deed that would prohibit a transfer of title until the above conditions are met. Applicant/Agent Tuttle Road Associates/Robert Fusari S91-15. Vote was unanimous.

ITEM 4.2
APPROVED MODEL HOUSE
REQUEST
THE MEADOWS AT
RIVERBEND

On motion and second by Comms. Gadomski and Gionfriddo the Commission approved a request for a modification of the sewer main layout in the Meadows at Riverbend Subdivision with the condition that the Public Works Department and the Water and Sewer Departments are in agreement and approve the modification. Applicant/agent Tuttle Road Associates/Robert Fusari S91-15. Vote was unanimous.

ITEM 4.3
APPROVED SEWER LINE
LAYOUT MODIFICATION
THE MEADOWS AT
RIVERBEND
SECTION II

On motion and second by Comms. Gionfriddo and Vasiliou the Commission scheduled a public hearing on March 25, 1992 to consider a proposed special exception to allow a private club (men's social club) in an I.D. (Institutional Development) zone located at 1 Vine Street. Applicant/agent Salvatore Mazzotta SE92-5. Vote was unanimous.

ITEM 5.1
SCHEDULED P.H. 3/25/92
SPECIAL EXCEPTION
PRIVATE CLUB
1 VINE STREET

On motion and second by Comms. Gionfriddo and Vasiliou the Commission scheduled a public hearing on March 25, 1992 to consider a proposed Zoning Code text amendment to add the I.O.P. (Interstate Office Park) zone to Section 61.01.18, "Laboratories, etc." as a permitted use. Applicant/agent Municipal Development Office. Z92-2. Vote was unanimous.

ITEM 5.2
SCHEDULED P.H. 3/25/92
ZONING CODE TEXT
AMENDMENT ADD I.O.P.
ZONE TO LABORATORIES AS
PERMITTED USE

There is a separate transcript of the public hearing items.

ITEM 6
PUBLIC HEARING
TRANSCRIPT

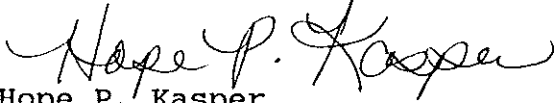
There was no discussion with the public.

ITEM 7
NO PUBLIC DISCUSSION

Adjournment was at approximately 9:25 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,



Hope P. Kasper
Administrative Secretary

Approved at the meeting of 3/25/92.