

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Stephen Gadowski, Sebastian Passanesi left at 7:33 P.M., Anthony Vasiliou, W. Lee Osborne, Jennifer Alexander arrived at 7:08 P.M., Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS
PRESENT

Stephen P. Shapiro, Philip Halibozek, Sebastian Timbro, Mayor Sebastian Garafalo, Ex-Officio

MEMBERS ABSENT

Alternate Commissioner W. Lee Osborne acted for absent Commissioner Stephen Shapiro. Vice Chm. Stephen Gionfriddo was designated Chairman on public hearing items number 1 and 2 when Chw. Ann Loffredo disqualified herself. Alternate Commissioner Jennifer Alexander acted for Chw. Ann Loffredo on public hearing items number 1 and 2. Alternate Comm. Jennifer Alexander acted for Comm. Sebastian Passanesi when he was excused at 7:33 P.M.

ACTING MEMBERS

William Warner, Planning and Zoning Director; Hope P. Kasper, Administrative Secretary

STAFF

Edward Cream, reporter from WCNX, and approximately 25 members of the public

OTHERS

On motion and second by Comms. Gionfriddo and Robinson the Commission approved the minutes of the March 11, 1992 meeting. Vote was unanimous.

ITEM 2
APPROVED MINUTES
3/11/92

Chw. Ann Loffredo acknowledged the Zoning Enforcement Officer's sign report

ITEM 3
ZEO SIGN REPORT

On motion and second by Comms. Gionfriddo and Robinson the Commission denied a request to release the remaining cash deposit in the amount of \$5,000.00 being held for the Northview Estates Subdivision located off East Street based on the comments from the Water and Sewer Departments. Vote was unanimous.

ITEM 4.1
DENIED CASH DEPOSIT
RELEASE NORTHVIEW
ESTATES SUBDIVISION

On motion and second by Comms. Gionfriddo and Robinson the Commission denied a request for an extension of the March 31, 1992 deadline for the Laurelwood Estates Subdivision located off Arbutus Street. Applicant/agent Atty. Patricia Ingellis S87-13. Vote was unanimous.

ITEM 4.2
DENIED EXTENSION
DEADLINE LAURELWOOD
ESTATES

On motion and second by Comms. Gionfriddo and Robinson the Commission granted approval for a request to waive Section 04.06.04 No. 4 (d) of the Subdivision Regulations to allow above ground utility services in the Bartholomew Heights II Subdivision located off Bartholomew Road. Applicant/agent Joseph Salonia S90-20. Vote was unanimous.

ITEM 4.3
APPROVED WAIVER ABOVE
GROUND UTILITIES
BARTHOLOMEW HEIGHTS II
SUBDIVISION

On motion and second by Comms. Gionfriddo and Robinson the Commission started the process of calling the cash deposit in the amount of \$35,000.00 with regard to the Westwood Subdivision by instructing staff to notify the applicant that the subdivision is in default and that he has 30 days to correct the default. Proponent Planning and Zoning Commission. S87-15. Vote was unanimous.

ITEM 4.4
STARTED PROCESS TO CALL
CASH DEPOSIT WESTWOOD
SUBDIVISION

On motion and second by Comms. Gionfriddo and Robinson the Commission granted approval for a request for model houses on lots 6, 7, 19, and 30 at the Lee Farm Estates Subdivision located off Chauncey and Chamberlain Roads with the conditions that (a) no certificate of occupancy be granted until all municipal requirements are met; and (b) a restriction be placed on the deed that would prohibit a transfer of title until the above conditions are met. Applicant/agent Verna Developers/Vincenzo Verna S91-6. Vote was 6 to 0 with Commissioner W. Lee Osborne abstaining.

ITEM 4.5
APPROVED MODEL HOUSES
LEE FARM ESTATES

On motion and second by Comms. Gionfriddo and Gadomski the Commission approved a request for a lot line revision located at the corner of Randolph Road and Margarite Road as depicted on a map entitled, "Lot Line Revision between the properties of William S. Hurlburt and Terri Wagner, dated 3/4/92". Applicant/agent Terri Wagner/T. F. Jackowiak L92-3. Vote was unanimous.

ITEM 5.1
APPROVED LOT LINE
REVISION RANDOLPH AND
MARGARITE ROADS

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on April 8, 1992 to consider a proposed Zoning Code text amendment to allow under Section 60.02.35, "Restaurants" in the R-60 (Residential) zone as a special exception which are located within 100 feet of the I.O.P. (Interstate Office Park) zone. Applicant/agent Stelios Koutouvides/Dean A. Thomasson Z92-3. Vote was unanimous.

ITEM 5.2
SCHEDULED P.H. 4/8/92
ZONING CODE TEXT
AMENDMENT RESTAURANTS
R-60 ZONE

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on April 8, 1992 to consider a proposal to amend the original conceptual plan of Wesleyan Hills P.R.D. to designate a portion of land currently displayed as the "Swim and Tennis Club" to the "Red Residential Area" and to subdivide the redesignated parcel into 3 lots located off Daniels Street and Laurel Grove Road. Applicant/agent Middlesex Pool and Tennis Club. PRD I. Vote was 6 to 0 with Commissioner W. Lee Osborne abstaining.

ITEM 5.3
SCHEDULED P.H. 4/8/92
SWIM AND TENNIS CLUB
AREA AMENDMENT AND 3
LOT SUBDIVISION RED
RESIDENTIAL AREA

On motion and second by Comms. Robinson and Gadomski the Commission gave an affirmative G.S. 8-24 report regarding the conveyance of all the property involved in the Middlesex Mutual Insurance Company project located between College, Broad, and Court Streets. Applicant Midfield Corporation. Vote was 6 to 0 with Vice-Chm. Stephen Gionfriddo abstaining.

ITEM 5.4
AFFIRMATIVE G.S. 8-24
REPORT MIDDLESEX MUTUAL
INSURANCE CO. BROAD,
COLLEGE, & COURT
STREETS

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on April 8, 1992 to consider a proposed Zoning Code text amendment to add Section 44.08.35, "Cluster Design to Produce Open Space Subdivisions" as a special exception in the residential zones having an R prefix. Proponent Planning and Zoning Commission. Z92-4. Vote was unanimous.

ITEM 5.5
SCHEDULED P.H. APRIL 8,
1992 SPECIAL EXCEPTION
CLUSTER DESIGN OPEN
SPACE SUBDIVISIONS

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on April 8, 1992 to consider a proposed Zoning Code text amendment to add Section 44.08.36, "Large Lot Environmentally Sensitive Subdivision" which includes Private Road as a special exception in the R-45 and R-60 (Residential) zones. Proponent Planning and Zoning Commission. Z92-5. Vote was unanimous.

ITEM 5.6
SCHEDULED P.H. APRIL 8,
1992 ZONING CODE TEXT
AMENDMENT LARGE LOT
ENVIRONMENTALLY
SENSITIVE SUBDIVISION

There is a separate transcript of the public hearing.

PUBLIC HEARING
TRANSCRIPT

Commissioner Sebastian Passanesi was excused from the public hearing at 7:33 P.M.

COMM. PASSANESI EXCUSED

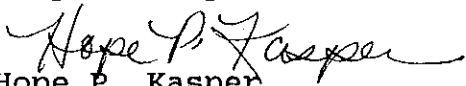
There was no discussion with the public.

NO DISCUSSION WITH
PUBLIC

Adjournment was at 7:35 P.M.

ADJOURNMENT

Respectfully submitted,


Hope P. Kasper
Administrative Secretary

Approved at the meeting of 4/8/92.