

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Jr., Steven J. Leinwand, William Pillarella, alternates: Stephen Gadomski who arrived at 7:08 P.M., Gerard Roccapriore

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Sec'y Louis A. Carta, Sebastian J. Passanesi, Rose Sbalcio, alternates: Francis Patnaude, Richard Thompson, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS ABSENT

Comm. Gadomski acted for absent Comm. Carta. Comm. Roccapriore acted for absent Comm. Passanesi. Comm. Gadomski was designated Acting Secretary.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Dorothy Wilson, Assistant Secretary

STAFF

Lucas Held, Reporter, Middletown Press; Philip Bauer, Engineer, P. W. Dept.; and approximately 35 members of the public.

OTHERS

There was a public hearing prior to the Regular Meeting. The public hearing was closed on the following proposals: Item No. 1, Zoning Code text amendment for the purpose of adopting and implementing the General Assembly's Public Act 85-164 entitled, "An Act Concerning The Criteria For Payments Made in Lieu of Planning and Zoning Requirements"; Item No. 2, Proposed Zoning Map amendment from an I-1 to R-1 and lot line adjustment on Johnson St.; and Item No. 3 proposed subdivision located at corner of Randolph Rd. and Lee St.

P.H. 4/9/86

Atty. Dowley representing Joseph Virgadula requested a Zoning Code text interpretation to allow construction of a 2 family dwelling on a lot of record. The Commission requested the brief that Atty. Dowley submitted be distributed to each of the members prior to the next meeting. This issue is to be placed on agenda of the next meeting.

DISCUSSION WITH PUBLIC J. VIRGADULA

On motion and second by Comms. Leinwand and Pillarella the Commission approved the minutes of 3/26/86 meeting. Vote was unanimous.

APPROVED 3/26/86 MINUTES

On motion and second by Comms. Gadomski and Pillarella the Commission accepted withdrawal of an application for a natural resource extraction permit and other details including disposition of application fee set forth in Attorney Karpel's letter dated 4/9/86. Applicant/agent Feldspar/Charles R. Wiseman. Vote was unanimous.

WITHDRAWAL ACCEPTED FELDSPAR N.R. PERMIT

As part of the details stated in Atty. Karpel's letter of 4/9/86 the Commission on motion and second by Comms. Leinwand and Gadomski scheduled a public hearing on April 23, 1986 to consider an application from the Feldspar Corporation for a natural

SCHEDULED P.H. 4/23/86 FELDSPAR APPROVAL -N.R.E.

resource extraction approval in compliance with Section 41 of the Zoning Code. Agent Charles R. Wiseman. Vote was unanimous.

On motion and second by Comms. Leinwand and Pillarella the Commission tabled a proposed 35 lot subdivision to be known as Spring Brook Subdivision located off s/s Congdon Street. Applicant/agent Woodbridge Associates, Inc./Atty. Dowley. Vote was unanimous.

TABLED  
SPRING BROOK  
SUBDIVISION  
OFF CONGDON ST  
WOODBRIDGE  
ASSOCIATES  
DISCUSSION  
NATURAL RE-  
SOURCE EXT.

Atty. Karpel and Atty. Dowley submitted their comments regarding the proposed Zoning Code text amendment as it applies to natural resource extraction. The Commission suggested that several of these minor technical changes be incorporated in the proposed text and be made available to them at the next meeting. On motion and second by Comms. Leinwand and Pillarella the Commission tabled the text amendment. Vote was unanimous.

On motion and second by Comms. Hutton and Leinwand the Commission tabled a proposed preliminary presentation of a 7 lot subdivision located off Country Club Road pending additional information. Vote was unanimous. Applicant/agent Number 8 Country Club Associates/Atty. Giuliano.

TABLED 7 LOT  
SUBDIVISION  
OFF COUNTRY  
CLUB RD.

On motion and second by Comms. Leinwand and Pillarella the Commission voted to remove the proposed rezoning of Laurel Brook Reservoir watershed area to residential pending recommendations from the Task Force on Industrial Development For Middletown. Vote was unanimous.

REZONING  
LAUREL BROOK  
RESERVOIR  
WATERSHED

On motion and second by Comms. Pillarella and Gadowski the Commission granted final approval of Lot No. 1 of the Carl Pitruzzello subdivision located on East Street as depicted on a map entitled, "Land of Carl Pitruzzello, dated 3/86". Applicant/agent Carl Pitruzzello. Vote was unanimous.

FINAL APPROVAL  
LOT NO. 1  
EAST ST.  
C. PITRUZZELLO

Frank Rak presented his proposal to the Commission regarding the conversion of a 2 family dwelling unit to a 4 family dwelling unit located at 144-146 Pearl Street. After lengthy discussion the Commission decided that it did not comply with Zoning Regulations did not schedule his proposal for public hearing. At this time the Commission accepted withdrawal of his application for a special exception to permit this conversion. The Commission requested that Dir. Reif study the North End situation to determine whether it is beneficial or not to make changes in that area.

S.E. CONVER-  
SION 144-146  
PEARL ST.  
F. RAK

On motion and second by Comms. Gadowski and Hutton the Commission approved exchange of a non-conforming use as a warehouse use to multi-commercial use located at 304 South Main Street. Applicant/agent Josephine Milardo/Atty. Borkowski. Vote was unanimous.

APPROVED  
EXCHANGE OF  
NON-CONFORM-  
ING USE - 304  
SOUTH MAIN ST  
MILARDO ETAL  
AFFIRMATIVE  
G.S. 8-24  
REPORT RE-  
CONSTRUCTION  
RUSSELL ST.

On motion and second by Comms. Leinwand and Pillarella the Commission gave an affirmative G. S. 8-24 Report for the

reconstruction of the Russell Street Bridge and Millbrook Road Bridge over Sumner Brook. Vote was unanimous.

& MILLBROOK RD. BRIDGES

On motion and second by Comms. Leinwand and Pillarella the Commission approved Zoning Map amendment for a parcel of land located on Johnson Street from an I-1 to an R-1. Effective date is May 1, 1986. Specific map is on file in the Office of the Town Clerk. Granted lot line adjustment between lots 115 and 116 located on Johnson Street. Applicant/agent Theodore P. Rossi, Peter J. Rossi, Alma Rossi, /Atty. Becker. Vote was unanimous.

APPROVED MAP AMENDMENT & LOT LINE ADJUSTMENT JOHNSON ST. ROSSI ETAL

On motion and second by Comms. Leinwand and Hutton the Commission approved a subdivision located at the corner of Randolph Rd. and Lee St. as depicted on a map entitled, "Subdivision of the Estate of Celia A. Harvey, with latest revision shown as 2/4/86". Applicant/agent Edith McCauley and Jane Smith/Atty. Bengtson. Vote was unanimous.

APPROVED SUBDIVISION RANDOLPH RD. & LEE ST. E. MCCAULEY & J. SMITH REPORTS

No Reports

ADJOURNMENT

Adjournment 8:25 P.M.

Approved at the Meeting of 4/23/86  
Stephen Gadomski, Acting Secretary  
Planning and Zoning Commission

Minutes prepared by,

*Hope P. Kasper*  
Hope P. Kasper