

CHM Stephen T Gionfriddo, V-Chm Cos Giuffrida, Sec'y Louis A Carta, Rose Sbalcio, Alternates: Stephen Gadomski and Thomas E Hutton, and Director of P.W. Salvatore Fazzino, Ex-Officio.	COMMISSION MEMBERS PRESENT
Mayor Sebastian J Garafalo, Ex-Officio, Steven J Leinwand, Paul P Parisi, Sebastian J Passanesi, Paul H Bixby and Thomas J Serra.	MEMBERS ABSENT
Commissioner Gadomski acted for absent Commissioner Leinwand. Commissioner Hutton acted for Commissioner Passanesi who was also absent.	ACTING MEMBERS
Director George A Reif, Hope Kasper and Patricia Michnowicz.	STAFF
Lucas Held, reporter for the Middletown Press, Rich Webster, reporter for WCNX Radio Station and approximately 40 members of the public.	OTHERS
There is a separate transcript of the Public Hearing.	PUBLIC HEARING
Ted Stein of Paterson Drive requested information concerning land use in Middletown (i.e. Existing zoning and acreage in use). Mr. Reif suggested that a copy of <u>Basic Information</u> would provide most of the information requested.	DISCUSSION WITH PUBLIC- LAND USE IN MIDDLETOWN
Bill Caffrey of Newfield Street addressed the Commission concerning the lack of a traffic light in front of the Newfield Towers. He stated that the elderly people there were in danger when crossing Newfield Street. Chm Gionfriddo suggested that the appropriate agency to speak to would be the Police Commission, or the State Department of Transportation.	TRAFFIC LIGHT FOR NEWFIELD TOWERS
Walter Dreaher of Sunnyslope Drive spoke to the Commission concerning the amount of acreage in the proposed Rural Residential zone for South Hills. Chm Gionfriddo stated that there would be a report later during the meeting concerning this subject.	SOUTH HILLS RR ZONE ACREAGE
On motion and second by Commissioners Giuffrida and Gadomski, the Commission approved the minutes of the 4/11/84 meeting. Vote was unanimous	APPROVAL OF MINUTES
After a lengthy discussion, the Commission voted to schedule for a public hearing on May 9, 1984 the Westfield Heights, Ruth Brechlin and Fredrickson subdivisions. Motion and second was by Commissioners Giuffrida and Gadomski. Vote was unanimous. Applicant/agent Westfield Associates/Atty Shea and Ruth Brechlin/Atty Lawler.	SCHEDULED PH 5/9/84 FOR WESTFIELD HTS/BRECHLIN & FREDRICKSON SUBDIVISIONS. S83-25 S83-26 & S84-8

<p>On motion and second by Commissioners Giuffrida and Gadomski, the Commission voted to table the special exception for Consolidated Energy Systems pending receipt of the Health Department report. Vote was unanimous. Applicant/agent Consolidated Energy Systems/Atty Cartelli</p>	<p>TABLED SE CES, NEWFIELD STREET SE84-1</p>
<p>On motion and second by Commissioners Giuffrida and Gadomski, the Commission voted to table until the next meeting the Bysiewicz subdivision on East Ridge Road. Vote was unanimous. Applicant/agent Thaddeus Bysiewicz/Atty Thomasson</p>	<p>TABLED SUB- DIVISION BYSIEWICZ E RIDGE ROAD S84-7</p>
<p>Director Reif presented a report on the proposed area of the Rural Residential zone, soil conditions and septic systems in the proposed zone, and existing buildings, other than residences, in the proposed zone.</p>	<p>RR ZONE REPORT SOUTH HILLS AREA</p>
<p>On motion and second by Commissioners Hutton and Carta, the Commission scheduled for a public hearing on 5/23/84 a proposal to rezone an area of South Hills to Rural Residential. Vote was unanimous.</p>	<p>SCHEDULED PH 5/23/84 SOUTH HILLS RR ZONE</p>
<p>On motion and second by Commissioners Giuffrida and Carta, the Commission scheduled a public hearing on 5/9/84 for a special exception to permit a rear lot on Arbutus Street in an R-1 zone. Vote was unanimous. Applicant Edward Baldwin</p>	<p>SCHEDULED PH 5/9/84 SE - REAR LOT ARBUTUS ST E BALDWIN S84-11</p>
<p>On motion and second by Commissioners Sbalcio and Carta, the Commission granted final approval of a two lot subdivision located on the northeast corner of Atkins Street and Saw Mill Road. Vote was unanimous. Applicant Filomena & Thomas Soyster</p>	<p>APP'D 2 LOT SUBDIVISION ATKINS ST & SAW MILL RD SOYSTER S84-2</p>
<p>On motion and second by Commissioners Sbalcio and Gadomski, the Commission scheduled a public hearing on 5/23/84 for a special exception to permit a care/nursing home in an R-4 zone on Boston Road. Vote was unanimous. Applicant/agent Evergreen Realty/T.F. Jackowiak</p>	<p>SCHEDULED PH 5/23/84 SE - NURSING HOME BOSTON ROAD TF JACKOWIAK SE84-4</p>
<p>On motion and second by Commissioners Giuffrida and Gadomski, the Commission gave an affirmative G.S. 8-24 Report regarding a State purchase of land on East Main Street. Vote was unanimous. Applicant Municipal Development Committee</p>	<p>AFFIRMATIVE G.S. 8-24 MUNICIPAL DEVELOPMENT</p>
<p>A motion and second by Commissioners Sbalcio and Gadomski to approve a home occupation located on South Main Street for applicant Whitney A. Withey was unanimously denied by the Commission. The Commission felt that the business was actually a retail business rather than a home occupation, making its location in an R-1 zone inappropriate. Vote was unanimous. Applicant/agent Whitney A. Withey/Atty Howard</p>	<p>DENIED HOME OCCUPATION S MAIN ST W. WITHEY HO # 161</p>

Chm Gionfriddo questioned Director Reif as to the status of the "Westfield map foul-up". Director Reif's reply was that the matter was still unresolved.

REPORTS
-WESTFIELD
RR MAP

Chm Gionfriddo asked Commissioner Carta if the Committee to revise the Subdivision Regulations had met. Commissioner Carta replied that they had not.

-SUBDIVISION
REGULATIONS
REVISION
COMMITTEE

Adjournment 9:40 PM

ADJOURNMENT

Approved at the meeting of

Louis A Carta, Secretary
Planning & Zoning Commission

Minutes prepared by,

Patricia Michnowicz

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