

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna,
Comm. Andrew Rak, Comm. Les Adams, Comm. Ron Borelli,
Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Comm. Cynthia Jablonski, Comm. Deborah Kleckowski, Comm.
John Pieper, Comm. Sebastian Scalora, Mayor Sebastian N.
Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Matt Dodge, Environmental Planning
Specialist

STAFF

There were approximately fifty (50) members of the public
present. There is a word for word tape recording of the meeting on
file and available in the Planning Office

PUBLIC

Arline Rich commented on Stone Resources, the seventy-five (75)
foot setback, lot coverage and buffers.

ITEM 2
DISCUSSION
WITH PUBLIC

Atty. Michael Dowley presented the proposal. Sara Etienne, an
agent for William Raveis Real Estate and a former resident of 21
West Silver Street was present and submitted a photograph of
the property into the record. Chw. Barbara Plum and Comm. Ron
Borelli questioned parking. Gary, the previous owner of 21 West
Silver Street, commented. Joseph Kapinos, 28 West Silver Street,
commented. Teresa Thompson, 24 West Silver Street, commented.
Bernard Pudvah, 30 West Silver Street, commented. Antonio, 15
West Silver Street, commented. James O'Connell, 13 West Silver
Street, commented. Tim and Yvonne, the new owners of 21 West
Silver Street, indicated they would want a fence erected between
their house and the condominiums. John Kraus, 26 West Silver
Street, was present with his daughter and commented. Comm.
Carl Bolz had parking concerns. William Warner responded.
Atty. Michael Dowley indicated that the applicant would install
a fence around the property line and would reduce the units to
five (5) to provide for visitor parking. Discussion ensued regarding
the regulations within the TD zone. Comm. Andrew Rak felt that
the Commission should not vote tonight and that he would like to
see a revised plan showing adequate parking. Comm. Ron Borelli
indicated he would like to see a landscape buffer strip and pro-
tection of the property of the existing house. Comm. Carl Bolz
agreed with both Comm. Andrew Rak and Comm. Ron Borelli.
On motion and second by Comms. Andrew Rak and Les Adams
the Commission continued the public hearing for a proposed
Special Exception to construct a six (6) unit condominium at
21 West Silver Street until the next meeting. Vote was unanimous.
Applicant/agent Garofalo & Saraceno Construction, LLC/Atty.
Michael Dowley SE2007-7

ITEM 3.1
CONTINUED
P.H. FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
A SIX (6) UNIT
CONDO-
MINIUM AT
21 WEST
SILVER STREET

Atty. Robin Pearson presented the proposal. Glenn Russo, the applicant, was present. Chw. Barbara Plum commented. Henry Withers, the landscape architect, submitted some plans into the record. Mark Fortucci, an engineer from Fuss & O'Neil commented. Atty. Robin Pearson concluded. Discussion ensued. From the public, Linda Tercza, 228 George Street, commented. Kate Miller, 345 Boston Road, spoke. Raymond Gioco, 221 George Street, spoke and submitted a letter into the record. Anthony Gioco commented. William and Diane Mozdziejcz, 139 George Street, spoke. A motion to continue the public hearing for a proposed Special Exception to construct Building #7 as part of the Nohl Crest III multi-family dwellings located off George Street until the next meeting was made by Comm. Andrew Rak and seconded by Comm. Carl Bolz. Comm. Carl Bolz indicated the Commission was given a lot of information to review. Comm. Andrew Rak requested a legal opinion from the City Attorney's Office. The motion passed unanimously. Applicant/agent George Street of Middletown, LLC/Glenn Russo, Exc. Manager SE2007-8

ITEM 3.2
CONTINUED P.H.
5/23/07 FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
CONSTRUCT
BUILDING #7
AS PART OF
THE NOHL
CREST III
MULTI-
FAMILY
DWELLINGS

The Commission took a break at 9:55 p.m. and resumed the meeting at 10:05 p.m.

Stephen Giudice, the land surveyor, updated the Commission on the departmental comments. Discussion ensued. From the public, Lorraine Warzecha, 182 Prout Hill Road, commented and submitted a letter into the record. Evelyn, Columbine Road, commented. Jack Herrmann, the property owner, commented. Susan Keating spoke. Tina and Mark Loomis, 102 Crystal Lake Road, commented and submitted a letter into the record. Stephen Giudice rebutted. Discussion ensued. On motion and second by Comms. Andrew Rak and Les Adams the Commission closed the public hearing. Vote was unanimous. Comm. Carl Bolz indicated that the Public Works Departmental comment was not being addressed. Comm Ron Borelli stated that the roads are not up to city standards. Comm. Les Adams indicated that there is a problem with the width of the road. Comm. Andrew Rak indicated that he is for the development and the new homes only using the last three hundred (300) feet of road. William Warner stated that the developer cannot be required to widen the existing city road. Comm. Carl Bolz questioned Robert Dobmeier, Asst. Dir. Public Works, on the Public Works Departmental comment, who indicated he agrees with the comment. Discussion ensued. Comm. Carl Bolz indicated that he would like to place this item on the next agenda under Old Business in order to get a legal opinion from the City Attorney's Office. On motion and second by Comms. Andrew Rak and Ron Borelli the Commission placed this item on the May 23, 2007 agenda under Old Business. Vote was unanimous. Applicant/agent AA Denorfia Building and Development/Harry E. Cole & Son/Stephen M. Giudice, L.S. S2006-7

ITEM 3.3
CLOSED THE
P.H. FOR A
PROPOSED
ELEVEN (11)
LOT RESUB-
DIVISION OF
THE PROPERTY
OF JOHN H.
AND LYNDIA R.
HERRMANN
LOCATED ON
THE WEST SIDE
OF CRYSTAL
LAKE ROAD
AND SOUTH OF
PROUT HILL
ROAD TO BE
KNOWN AS
TRAILSIDE
CROSSING

On motion and second by Chw. Barbara Plum and Comm. Andrew Rak the Commission extended the meeting past 11:00 p.m. Vote was unanimous. Comm. Andrew Rak indicated that he was unable to stay any longer and left the meeting. Due to lack of a quorum the public hearing for a proposed eight (8) lot resubdivision with a Special Exception for a Large Lot Environmentally Sensitive Subdivision (LLES) of the property of Arbutus Street, LLC located on the west side of Arbutus Street and south of Round Hill Road Extension to be known as South Gate was continued until the May 23, 2007 meeting.

ITEM 3.4
CONTINUED P.H.
5/23/07 FOR A
PROPOSED
EIGHT (8) LOT
RESUBDIVISION
WITH A SPECIAL
EXCEPTION FOR
A LARGE LOT
ENVIRON-
MENTALLY
SENSITIVE
SUBDIVISION
OF THE PRO-
PERTY OF AR-
BUTUS STREET,
LLC LOCATED
ON THE WEST
SIDE OF AR-
BUTUS STREET
AND SOUTH OF
ROUND HILL
ROAD EXTEN-
SION TO BE
KNOWN AS
SOUTH GATE

Due to lack of a quorum the Commission tabled a proposed Special Exception to construct a greenhouse in excess of 5,000 sq. ft. as Phase I on the property of Barbara Eddinger located at 359 Chamberlain Road and a request for a waiver of the A-2 survey requirements until the May 23, 2007 meeting.

ITEM 3.5
TABLED A PRO-
POSED SPECIAL
EXCEPTION
TO CONSTRUCT
A GREENHOUSE
IN EXCESS OF
5,000 SQ. FT. AS
PHASE I ON THE
PROPERTY OF
BARBARA
EDDINGER LO-
CATED AT 359
CHAMBERLAIN
ROAD

Due to lack of a quorum the Commission tabled a request for final release of the cash bond for Phase 1B of the Country Hill Subdivision located off East Street until the May 23, 2007 meeting.

ITEM 4.1
TABLED A RE-
QUEST FOR
FINAL RE-
LEASE OF THE

CASH BOND FOR
PHASE 1B OF
THE COUNTRY
HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

Due to lack of a quorum the Commission tabled a proposed Site Plan Review to construct two (2) industrial buildings at 275 Middle Street, southwest of the intersection with Boardman Lane until the May 23, 2007 meeting. Applicant/agent Stone Resources, LLC & Giuseppe Capasso/Gennaro Martorelli, Esq. SPR2007-65

ITEM 5.1
TABLED A PRO-
POSED SITE
PLAN REVIEW
TO CONSTRUCT
TWO (2) IN-
DUSTRIAL
BUILDINGS AT
275 MIDDLE
STREET, SOUTH-
WEST OF THE
INTERSECTION
WITH BOARD-
MAN LANE

Due to lack of a quorum the Commission tabled a request for location approval for sale of used cars under G.S. Sec. 14-54 at 169 Main Street Extension in the TD Zone. Applicant/agent Charles Marano

ITEM 5.2
TABLED A RE-
QUEST FOR LO-
CATION AP-
PROVAL FOR
SALE OF USED
CARS UNDER
G.S. SEC. 14-54
AT 169 MAIN
STREET EX-
TENSION IN
THE TD ZONE

Due to lack of a quorum the Commission tabled a proposed three (3) lot resubdivision of the property of Wallace Kelsey located on the northeast corner of the intersection of Ridgewood Road and Mile Lane. Applicant/agent Wallace A. Kelsey (Suzanne Hall P.O.A.)/ James P. Cassidy, Hallisey, Pearson and Cassidy S2006-12

ITEM 5.3
TABLED A PRO-
POSED THREE
(3) LOT RE-
SUBDIVISION
OF THE PRO-
PERTY LOCATED
ON THE NORTH-
EAST CORNER
OF THE INTER-
SECTION OF
RIDGEWOOD

Due to lack of a quorum the Commission tabled a proposed four (4) lot resubdivision of the property of Jean Gullitti located at 311 Farm Hill Road and abutting Milardo Lane. Applicant/agent Jean P. Gullitti/Michael F. Dowley & Associates S2007-3

ROAD AND
MILE LANE

ITEM 5.4
TABLED A PRO-
POSED FOUR
(4) LOT RESUB-
DIVISION OF
THE PROPERTY
OF JEAN
GULLITTI LO-
CATED AT
311 FARM
HILL ROAD
AND ABUT-
TING MILARDO
LANE

Due to lack of a quorum the Commission tabled a request for modification to the lot line between two (2) non-conforming lots of record pursuant to Section 14 of the Zoning Code. Applicant/agent Kathryn Mullins/Elaine K. Stuhlman

ITEM 5.5
TABLED A RE-
QUEST FOR
MODIFICATION
TO THE LOT
LINE BETWEEN
TWO (2) NON-
CONFORMING
LOTS OF RE-
CORD PUR-
SUANT TO SEC-
TION 14 OF THE
ZONING CODE

Due to lack of a quorum the Commission tabled the minutes of the April 25, 2007 regular meeting.

ITEM 6.1
TABLED
MINUTES OF
THE 4/25/07
REGULAR
MEETING

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. Andrew Rak and Carl Bolz the Commission adjourned the meeting at 11:13 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

PLANNING AND ZONING COMMISSION REGULAR MEETING MAY 9, 2007, 7:00 P.M.
PAGE 6 OF 6

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development