

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Secy' COMMISSION
Louis Carta, Steven J. Leinwand, Paul P. Parisi, Rose Sbalcio; MEMBERS
Alternate Thomas E. Hutton, Jr.; Dir. P.W. Salvatore Fazzino, PRESENT
Ex-Officio. Comm. Giuffrida was excused at 9:10 P.M.

Sebastian J. Passanesi; Alternates: Paul H. Bixby, Stephen MEMBERS
Gadomski; and Thomas J. Serra, Mayor Sebastian J. Garafalo, ABSENT
Ex-Officio

Alternate Comm. Hutton acted for absent Comm Passanesi. ACTING MEMBER

Dir. George A. Reif; Hope Kasper, Secretary STAFF

Lucas Held, Reporter, Middletown Press; Rich Webster, Report- OTHERS
er, WCNX, and approximately 40 members of the public.

There is a separate transcript of the Public Hearing. P.H. 5/23/84

On motion and second by Comms. Sbalcio and Leinwand, the APPROVED 5/9/84
Commission approved the minutes of the 5/9/84 meeting. MINUTES &
Vote was unanimous. The Commission also acknowledged ACKNOWLEDGE
receipt of the May 9, 1984 Public Hearing transcript. 5/9/84 P.H.
TRANSCRIPT

On motion as amended twice and second the Commission approved APPROVED S.E.
a special exception to permit a solid waste facility located SOLID WASTE
on the easterly side of Newfield Street in an I-2 zone with FACILITY
the following conditions: a. There would be no storage of NEWFIELD ST.
waste or the end-products of the system outside of the build- CONSOLIDATED
ing proper. b. The plant would be no larger than 200 tons ENERGY SYSTEM
per day without gaining additional approval from the Planning SE84-1
and Zoning Commission. c. There would be no construction or
operation of the plant and the plant will not be built unless
and until an agreement has been entered into between CES and
the City of Middletown dealing with the disposal in Middle-
town's landfill. d. The plant would open no earlier than
7:30 A.M. and close no later than 6:00 P.M. in the evening.
Applicant/agent Consolidated Energy System, Inc./Atty. S.J.
Cartelli. Vote was 5 to 1. Commissioners voting in favor
were Commissioners: Gionfriddo, Giuffrida, Carta, Sbalcio
and Hutton. Commissioner voting in opposition was Comm.
Leinwand. Comm. Parisi abstained from voting.

On motion and second by Comms. Leinwand and Carta the Com- APPROVED S.E.
mission approved a special exception to permit a rear lot REAR LOT
located on Arbutus Street in an R-1 zone for applicant Ed- ARBUTUS ST.
ward Baldwin. Vote was unanimous. E. BALDWIN
S84-11

Commission Giuffrida was excused at 9:10 P.M. and did not
act on any of the following proposals.

Due to lack of a quorum the Commission did not act on the
following three subdivisions. 1. Brechlin subdivision,
2. Westfield Heights subdivision, and 3. Fredrickson sub-
division.

- On motion and second by Comms. Parisi and Leinwand, the Commission tabled a proposed Zoning Code text amendment concerning signs. Vote was unanimous. Tabled Sign Amendment 284-4
- On motion and second by Comms. Leinwand and Hutton the Commission scheduled a Public Hearing on 6/13/84 to consider a proposed special exception to permit adaptive historic preservation reuse as offices at 190 Washington Street. Applicant/agent Theodore O. & Judith A. Bertz/Atty. Michael Dowley Vote was unanimous. SCHEDULED P.H. 6/13/84 S.E. 190 WASHINGTON ST. T. & J. BERTZ SE84-7
- On motion and second by Comms. Leinwand and Sbalcio, the Commission scheduled a Public Hearing on 6/13/84 to consider a Proposed Zoning Code text amendment to allow a Conference Center Complex in the Interstate Trade Zone as a permitted use under Section 61.01.46. The proposed amended is as follows: A hotel located on at least fifteen acres with a minimum building area of 200,000 sq. ft. and a minimum of two hundred fifty rooms with multi-purpose public meeting and conference rooms, auditoriums, ballrooms and assembly halls, together with customary conference center-hotel accessory uses, including, but not limited to eating establishments, dining facilities and entertainment areas, all serving food only as well as those serving both food and alcoholic beverages; gift and other shops; swimming pools, sauna and steam rooms, showers, lockers, dressing rooms and exercise rooms; barber shops and beauty parlors; and secretarial and other services. Add Sections to off-street parking and loading for Conference Center Complex. Amend Section 25.02 to permit height of hotels and/or conference center complex of not more than 6 stories. Applicant/agent The Flatley Company/Atty. Michael Dowley. Vote was unanimous. SCHEDULED P.H. 6/13/84 TEXT AMENDMENT TO PERMIT CONFERENCE CENTER COMPLEX IN THE FLATELY CO. Z84-8
- On motion and second by Comms. Leinwand and Hutton the Commission scheduled a Public Hearing on 6/13/84 to consider a proposed 33 lot subdivision located at 176 Maple Shade Road in an R-1 zone for applicant/agent Trican Realty/Atty. S. J. Cartelli. Vote was unanimous. SCHEDULED P.H. 6/13/84 SUB. MAPLE SHADE RD. TRICAN REALTY S84-14
- The Commission advised Dir. Reif to go ahead with his proposal concerning adaptive reuse of existing structures. ADAPTIVE REUSE EXISTING STRUCTURES
- On motion and second by Comms. Leinwand and Sbalcio the Commission gave an affirmative G.S. 8-24 Report concerning sale of property to Flatley Company. The parcel is located off Industrial Park Road. Applicant Municipal Development Committee. Vote was unanimous. AFFIRMATIVE G.S. 8-24 REPORT SALE OF LAND TO FLATLEY CO.
- On motion and second by Comms. Leinwand and Carta, the Commission granted reapproval of Blue Hill Neighborhood, Section III for applicant Hill Development Corporation. Vote was unanimous. REAPPROVED BLUE HILL NEIGHBORHOOD SECTION III

On motion and second by Comms. Leinwand and Sbalcio, the Commission granted approval to release money held in escrow for Chimney Hill subdivision pending a favorable report from the Public Works Department. Vote was unanimous.

APPROVED
RELEASE OF
MONEY-CHIMNEY
HILL SUB.
S83-4

On motion and second by Comms. Leinwand and Sbalcio the Commission approved a special exception to permit professional and business offices located at 198 South Main Street in an R-3 zone. Applicant/agent Ronald E. and Rosalin F. Dunn/Atty. Philip Karpel. Vote was unanimous.

APPROVED S.E.
OFFICES
198 S. MAIN ST.
R. & R. DUNN
S84-6

On motion and second by Comms. Leinwand and Carta the Commission approved a resubdivision to create one additional lot on the easterly side of Ridge Road in an R-1 zone. Applicant/agent E. Leroy Brock/Atty. Philip Karpel

APPROVED RE-
SUBDIVISION
RIDGE RD.
L. BROCK
S84-13

The Commission accepted withdrawal of a proposed special exception to permit a care/nursing home in an R-4 zone located on the corner of Boston Rd. and Washington St. Applicant/agent Evergreen Realty/ T. F. Jackowiak

Dir. Reif presented to the Commission a drawing of the landscaping at Stillman School.

REPORTS

Adjournment 10:03 P. M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper