

PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES

June 21, 1978

Paul P. Parisi, Chm.; Dr. Eric Lowry, Vic-Chm.; Cos Giuffrida, Sec'y.; Dr. Christie McLeod; George Augustine; Conrad J. Tyaack

MEMBERS PRESENT

Vincent J. Loffredo; Seb J. Passanesi; Ralph H. Shaw, II; Robert F. Chamberlain; Daniel Z. Shapiro

MEMBERS ABSENT

Comm. Augustine acted for absent Comm. Shaw and Comm. Tyaack acted for absent Comm. Passanesi.

ACTING MEMBERS

Dr. Lowry was able to participate in voting for he had read the transcript of June 14, 1978, Public Hearing.

George A. Reif, Dir.; Althea C. Rinaldi, Sec'y.

STAFF

Five others in the audience.

OTHERS

Daniel Cienava, representing the Redevelopment Agency and Atty. Peter Gillies representing Mr. Gilletti and Mr. Granada made presentations. A Public Hearing had been held June 14th for an application for a Special Exception for a proposed Retail and Service Shop to be located on East Main St. and Main St. Ext.

Daniel Cienava related he had received a letter from Mr. Bronson stating that demolition of the mansion block would be starting July 1st.

Mr. Granada stated he had to move and the only building he could find suitable for his needs was the old Russell Library dating back to 1926. He plans to expand it. The property is owned by Donald Gilletti.

A recess was called at 8:10 P.M. for members on the Commission that made up the quorum attended another meeting.

Recess was reconvened at 9:46 P.M. with members of the Commission returning for discussion and action.

On motion and second by Cos Giuffrida and Comm. Augustine gave conceptual approval of the Special Exception for re-location of Middletown Typewriter Co., owner Mr. Granada, to the old library building on East Main St. subject to the following:

- (a) Conveyance to the City of Middletown of the extra right-of-way on Main St. Ext. to adjacent property owners;
- (b) Establishment of a legal lot for the building and proposed addition to be occupied by Middletown Typewriter Co.;
- (c) All other Code requirements including off-street parking be adhered to;
- (d) Final site plan approval must be granted by the Commission.

Adjournment at 9:55 P.M.

Cos Giuffrida, Secretary
Planning and Zoning Commission

Meeting of July 12, 1978 - accepted

JUNE 14, 1978

Paul P. Parisi, Chm.; Cos Giuffrida, Sec'y.; Vincent Loffredo; Dr. Christie McLeod; Seb J. Passanesi; Conrad J. Tyaack; George L. Augustine; Mayor Marino; Robert F. Chamberlain.

COMMISSION MEMBERS PRESENT

Eric G. Lowry; Ralph H. Shaw, II; Daniel Z. Shapiro

MEMBERS ABSENT

Comm. Tyaack acted for absent Comm. Lowry.
Comm. Augustine acted for absent Ralph H. Shaw, II.

ACTING MEMBERS

George A. Reif, Dir.; Althea C. Rinaldi, Sec'y.; Florence Pelc, Transcribing Sec'y.

STAFF

One gentleman representing Shell Oil Co.

OTHERS

Approved the Minutes of May 24, 1978, on motion and second by Comms. McLeod and Giuffrida. Vote was unanimous.

APPROVED MINUTES OF MAY 24, 1978

Gave an extension of 65 days time limitation for considering expansion of a non-conforming use parking lot for Wm. L. Cecchini, South Main St. (Monte Green), on motion and second by Comms. Giuffrida and Loffredo. Vote was unanimous.

EXTENSION OF 65 DAYS TIME LIMITATION FOR NON-CONFORMING USE-WM. L. CECCHINI-S. MAIN ST. MONTE GREEN

Continued tabling proposed 4 lot subdivision off Kelsey St., owner, Alfred Carlson.

CON'D. TABLING 4 LOT SUB-DIVISION-A. CARLSON

After a presentation by a spokesman for the Shell Oil Co., approved the expansion of a non-conforming use for a canopy over pump island at 427 S. Main St., on motion and second by Comms. Giuffrida and Loffredo. Vote was unanimous.

APPROVED NON-CONFORMING USE EXPANSION FOR CANOPY OVER PUMP ISLAND-SHELL OIL CO.-S. MAIN ST.

Tabled proposed subdivision of 3 lots for Lloyd Hubbard, on Maple Shade Road and adjoining Acer Drive. It was stated that a corrected site plan be presented showing the 3rd lot (B) which fronts on Acer Drive, before a decision can be made on this proposal, on motion and second by Comms. Passanesi and Giuffrida. Vote was unanimous.

TABLED 3 LOT SUBDIVISION MAPLE SHADE ROAD AND ADJOINING ACER DRIVE-REQUEST FOR CORRECTED SITE PLAN-LLOYD HUBBARD

Adjournment at 11:45 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary
Planning and Zoning Commission

Approved at meeting of _____.