

Chw. Ann Loffredo, Sec'y John Robinson, Stephen Gadomski, Sebastian Passanesi, Stephen P. Shapiro, Jennifer Alexander, Philip Halibozek, W. Lee Osborne,

COMMISSION MEMBERS  
PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Stephen T. Gionfriddo, Anthony J. Vasiliou, Sebastian Timbro

MEMBERS ABSENT

Alternate Comm. Jennifer Alexander acted for absent Comm. Stephen T. Gionfriddo, Alternate Comm. Philip Halibozek acted for absent Comm. Anthony Vasiliou and Alternate Comm. W. Lee Osborne acted for Comm. John Robinson until Comm. Robinson arrived at 7:10 P.M. Comm. Stephen Gadomski was designated Acting Secretary until Comm. John Robinson arrived.

ACTING MEMBERS

William Warner, Planning Director, Hope P. Kasper, Administrative Secretary

STAFF

Charles Stannard, Reporter Middletown Press; and approximately 30 members of the public.

OTHERS

On motion and second by Comms. Shapiro and Gadomski the Commission approved the minutes of the June 10, 1992 meeting. Vote was unanimous.

ITEM 2  
APPROVED MINUTES  
6/10/92

The Commission acknowledged the Zoning Enforcement Officer's sign report.

ITEM 3.1  
ZEO SIGN REPORT

On motion and second by Comms. Shapiro and Gadomski the Commission tabled a proposal to amend the Subdivision Regulations of the City of Middletown. Proponent P & Z Comm. Vote was unanimous.

ITEM 4.1  
TABLED SUBDIVISION  
REGULATION

On motion and second by Comms. Shapiro and Halibozek the Commission approved a request to release a cash deposit being held for the Hubbard Estates Section VI, lots 54 through 63 subdivision with the condition it meet Departmental comments. Applicant/agent Larsen, St. John and Johnson/Atty. Frank St. John. S87-60. Vote was 6 to 0 with Comm. W. Lee Osborne abstaining.

ITEM 4.2  
APPROVED RELEASE  
OF CASH DEPOSIT  
HUBBARD ESTATES  
SECTION VI

On motion and second by Comms. Shapiro and Halibozek the Commission approved an amendment to lot lines in a previously approved Russell Ridge Subdivision and the elimination of 1 lot as depicted on a map entitled, "Russell Ridge Subdivision latest revision dated 6/1/92" located off East Street. Applicant/agent Thaddeus Bysiewicz/Atty. Thomasson S91-9. Vote was unanimous.

ITEM 4.3  
APPROVED AMENDMENT  
& ELIMINATION OF 1  
LOT RUSSELL RIDGE  
SUBDIVISION

On motion and second by Comms. Shapiro and Halibozek the Commission tabled a request for final approval of the Lee Farm Estates Subdivision located off Chamberlain and Chauncey Roads. Applicant/agent Vincenzo Verna/Atty. Loughlin S91-6. Vote was unanimous.

ITEM 4.4  
TABLED FINAL  
APPROVAL LEE FARM  
ESTATES

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on July 8, 1992 to consider a proposed 2 lot subdivision including a special exception to permit a rear lot located at 817 Atkins Street across the street from Bradley Street. Applicant/agent Charles F. Lombardi S92-5. Vote was unanimous.

ITEM 5.1  
SCHEDULED P.H.  
7/8/92 2 LOT  
SUBDIVISION 817  
ATKINS STREET

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on July 8, 1992 to consider a proposed Zoning Code text amendment to modify Section 60.01.07, "Assisted Elderly Housing etc." to increase the density from 8 units per acre to 11 units per acre and decrease the parking requirements. Applicant/agent Middletown Housing Authority and Municipal Development Office. Z92-11. Copies of existing and proposed Zoning Code texts are on file in the Office of the Town Clerk. Vote was unanimous.

ITEM 5.2  
SCHEDULED P.H.  
7/8/92 ZONING CODE  
TEXT AMENDMENT  
ELDERLY HOUSING

On motion and second by Comms. Shapiro and Halibozek the Commission scheduled a public hearing on July 8, 1992 to consider a proposed 10 lot resubdivision with a special exception for 7 rear lots in excess of the 4 to 1 ratio located on Chauncey and Chamberlain Roads to be known as Jackson Farms. Applicant/agent John Jackson S92-11. Vote was unanimous.

ITEM 5.3  
SCHEDULED P.H.  
7/8/92 JACKSON  
FARMS CHAMBERLAIN  
AND CHAUNCEY ROADS

Comm. John Robinson arrived at 7:10 P.M. prior to the public hearing.

There is a separate transcript of the public hearing.

PUBLIC HEARING  
TRANSCRIPT

Earl Roberts addressed the Commission concerning signs. He questioned whether or not the sign on the River's Edge building located on deKoven Drive met the requirements of the Zoning Code. He also mentioned that the Food Mart sign needed repair. Dir. William Warner requested that Earl Roberts complete a complaint form regarding the Food Mart sign and that the Zoning Enforcement Officer would investigate such complaint. He also stated the River's Edge sign had been approved by the Zoning Enforcement Officer and the Chief Building Inspector.

ITEM 7  
DISCUSSION WITH  
THE PUBLIC

Chw. Ann Loffredo announced that this was the last evening that staff secretary, Hope Kasper, would be attending the Planning and Zoning Commission meetings. Chw. Loffredo acknowledged and thanked her for past services to the Commission. Things will be changing at the next meeting.

Adjournment was at approximately 8:30 P.M.

ADJOURNMENT

Respectfully submitted,



Hope P. Kasper  
Administrative Secretary

Approved at the Meeting of \_\_\_\_\_.