

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y COMMISSION  
 Louis A. Carta, Steven J. Leinwand, Paul P. Parisi, Sebastian MEMBERS  
 J. Passanesi, Rose Sbalcio, Alternate Stephen Gadomski, Al- PRESENT  
 ternate Thomas E. Hutton, Jr. Alternate William A. Pillarella

Mayor Sebastian J. Garafalo, Ex-Officio; Director Public Works MEMBERS  
 Salvatore Fazzino, Ex-Officio, Alternate Paul H. Bixby ABSENT

Nino Martucci, Planner; Hope Kasper, and Beverly Augustine STAFF  
 Dir. George A. Reif arrived near the end of the meeting.

Lucas Held, Reporter for the Middletown Press; Gary King, OTHERS  
 Reporter for WCNX Radio Station; and approximately 20 members  
 of the audience.

There is a separate transcript of the Public Hearing P.H. 6/27/84

On motion and second by Comms. Leinwand and Carta, the Com- APPROVED  
 mission approved the minutes of the 6/13/84 meeting. Vote MINUTES  
 was unanimous. The Commission also acknowledged receipt 6/27/84  
 of the 6/27/84 Public Hearing transcript.

On motion and second by Comms. Carta and Gadomski, the GRANTED  
 Commission granted preliminary approval to the Brechlin PRELIMINARY  
 subdivision with the contingencies and stipulations set APPROVAL  
 forth in a memorandum from the City Attorney to the BECHLIN SUB.  
 Chairman dated June 27, 1984. Applicant/agent Ruth ATKINS & STAN-  
 Brechlin/Atty. George V. Lawler. Vote was 6 to 1. Com- TACK RDS.  
 missioners voting in favor were Comm. Passanesi, Comm. S83-26  
 Carta, Comm. Giuffrida, Comm. Sbalcio, Comm. Gionfriddo &  
 Comm. Gadomski. Comm. Parisi voted in opposition. Comm.  
 Leinwand disqualified himself. Comm. Gadomski acted for  
 Comm. Leinwand.

On motion and second by Comms. Gadomski and carta, the Com- GRANTED  
 mission granted preliminary approval for the Westfield PRELIMINARY  
 Heights subdivision with the contingencies and stipula- APPROVAL WEST-  
 tions set forth in a memorandum from the City Attorney FIELD HEIGHTS  
 to the Chairman dated 6/27/84. Applicant/agent West- ATKINS & STAN-  
 field Associates/Atty. William Shea. Vote was 6 to 1. TACK RDS.  
 Commissioners voting in favor were Comm. Passanesi, Comm. S83-25  
 Carta, Comm. Giuffrida, Comm. Sbalcio, Comm. Gionfriddo &  
 Comm. Gadomski. Comm. Parisi voted in opposition. Comm.  
 Leinwand disqualified himself. Comm. Gadomski acted for  
 Comm. Leinwand.

On motion and second by Comms. Carta and Passanesi, the Com- GRANTED  
 mission granted preliminary approval for the Fredrickson PRELIMINARY  
 subdivision with the contingencies and stipulations set APPROVAL FRED-  
 forth in a memorandum from the City Attorney to the RICKSON SUB.  
 Chairman of the Commission dated June 27, 1984. Appli- FOOTIT DR.  
 cant/agent Westfield Associates/Atty. William Shea. S84-8  
 Vote was 6 to 1. Commissioners voting in favor were  
 Comm. Passanesi, Comm. Carta, Comm. Giuffrida, Comm. Sbal-  
 cio, Comm. Gionfriddo, and Comm. Gadomski. Comm. Parisi  
 voted in opposition. Comm. Leinwand disqualified himself.  
 Comm. Gadomski acted for Comm. Leinwand.

On motion and second by Comms. Leinwand and Carta, the Commission tabled a proposed Zoning Code text amendment concerning signs. Vote was unanimous.

TABLED SIGN  
AMENDMENT  
Z84-4

On motion and second by Comms. Parisi and Leinwand, the Commission approved a Zoning Map amendment from R-1 to I-2 located on the east side Newfield Street north toward Mile Lane to include all land owned by Forlini. Vote was unanimous. (Effective date was not established.)

APPROVED MAP  
AMENDMENT  
NEWFIELD ST.  
FORLINI  
Z84-7

On motion and second by Comms. Leinwand and Carta, the Commission tabled a proposed special exception to permit a automobile dealership located at 790 Newfield Street. Applicant/agent Salvatore and Frances Forlini/Sherwood A. Jones. Vote was unanimous. (Effective date was not established.)

TABLED S.E.  
790 NEWFIELD  
AUTOMOBILE  
DEALERSHIP  
SE84-5

On motion and amended motion the Commission approved a Zoning Map amendment from an R-1 zone to an IT zone for an area located north of Miner Street, south of present Raymond Engineering, Inc. site with the stipulation before any access to Miner Street is built or used Miner Street must be upgraded either by the City or the applicant. (Effective date of change was not established.) Vote was unanimous.

APPROVED MAP  
AMENDMENT  
MINER ST.  
RAYMOND  
ENGINEERING  
Z84-10

On motion and second by Comms. Parisi and Sbalcio, the Commission granted reapproval for a resubdivision and special exception to permit a rear lot in an R-1 zone located on the east side of East Street plus one regular lot as depicted on a map entitled "Property of Herman C. & Marion H. DeMerchanbt, dated 9/8/75, revised 9/2/83". Applicant/agent Herman C. & Marion H. DeMerchant/T. F. Jackowiak. Vote was unanimous.

REAPPROVED  
REAR LOT  
E/S EAST ST.  
HERMAN &  
MARION  
DE MERCHANT  
SE83-14

On motion and second by Comms. Parisi and Giuffrida, the Commission scheduled a Public Hearing on 7/11/84 to consider an 8 lot subdivision located on Brush Hill Road in an R-1 zone. Applicant/agent Louis A. Carta. Vote was unanimous. Comm. Carta disqualified himself and Comm. Gadowski acted in his place.

SCHEDULED P.H.  
7/11/84 SUB.  
BRUSH HILL RD.  
LOUIS CARTA  
S84-20

On motion and second by Comms. Giuffrida and Parisi, the Commission scheduled a Public Hearing on 7/11/84 to consider a Special Exception to permit a rear lot located on Ballfall Road in an R-1 zone. Applicant/agent John H. and Janet L. Marosz/Atty. Joseph Brokowski. Vote was unanimous.

SCHEDULED P.H.  
7/11/84 S.E.  
REAR LOT BALL-  
FALL RD. JOHN  
& JANET MAROSZ  
S84-21

On motion and second by Comms. Carta and Giuffrida, the Commission approved alteration of a boundary line between two lots located on 338 Ridge Road and Lot 1 Linbert Street for applicant/agent South Congregational Church of Middletown/Marvin Kelley. Vote was unanimous.

APPROVED AL-  
TERATION OF  
LINE 338 RIDGE  
RD. S. CONGRE-  
GATIONAL CHURCH

On motion and second by Comms. Leinwand and Sbalcio, the Commission tabled the Wesleyan Hills Long Hill Road 110 condominiums. Applicant Hill Development Corp. Vote was unanimous.

TABLED 110  
CONDOS LONG  
HILL RD. HILL  
DEVELOP. CORP.

On motion and second by Comms. Leinwand and Carta the Commission adopted a Zoning Text amendment under Section 25.02 as follows: Maximum height of structure shall not exceed fifty feet in height except office buildings and conference center complexes which may be up to six (6) stories in height. Other height modifications are noted in Section 13.02. Vote was unanimous. Applicant/agent The Flatley Company/Atty. Michael Dowley.

ADOPTED ZONING  
TEXT AMEND-  
MENT FLATLEY  
CO. Z84-8  
CONFERENCE  
CENTER COM-  
PLEX IN IT  
ZONE

On motion and second by Comms. Leinwand and Carta, the Commission adopted a Zoning Text amendment under Section 40.03.10 as follows: Joint Uses. Land or buildings used for two (2) or more purposes, the number of parking spaces required shall be the sum of the requirements for the various individual uses, computed in accordance with this paragraph; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use, except as provided in Section 40.04.26. Vote was unanimous. Applicant/agent Flatley Company/Atty. Michael Dowley.

On motion and second by Comms. Leinwand and Giuffrida, the Commission adopted a Zoning Text addition under Section 40.06.04 as follows: Conference Center Complex. A Conference Center Complex shall require one (1) loading space. Vote was unanimous. Applicant/agent Flatley Co./Atty. Michael Dowley.

On motion and amended motion by Comms. Leinwand and Giuffrida, the Commission adopted a Zoning Text addition under Section 40.04.26 as follows: One (1) space for each guest room in the hotel, plus one (1) space for each two (2) employees located on the site, plus one (1) space for each fifty (50) square feet of restaurant dispensing food, drinks or refreshments calculated on the floor area devoted to patron use within the establishment, excluding rest rooms. Parkings spaces for uses such as ballroom functions, within the Conference Center Complex, whose peak attendance will be at night or on weekends, may be provided by the use of off-street parking facilities on the same or an adjacent lot, which also serve to satisfy parking requirements for daytime and non-weekend uses such as office buildings. Vote was unanimous. Applicant/agent Flatley Co./Atty. Michael Dowley

On Motion and second by Comms. Leinwand and Parisi, the Commission adopted a Zoning Text addition under Section 61.01.46 as follows: Conference Center Complex. A hotel with a minimum area of 200,000 square feet on at least fifteen (15) acres and a minimum of two hundred fifty (250) 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; barber shops and beauty parlors; and

secretarial and other services. Permitted in the IT zone.  
Vote was unanimous. Applicant/agent Flatley Co./Atty. Michael  
Dowley.

An effective date for the above Zoning Code Text amendments  
and additions was not established.

The Public Hearing for the proposed rezoning of the South  
Hills area was closed. Comms. Carta and Sbalcio disqualified  
themselves. Comms. Gadomski and Hutton acted in their place.  
Midstate Regional Planning Agency report was read into the  
record by the Chairman. (No Reports.)  
Adjournment 8:25 P.M.

RR - SOUTH  
HILLS  
REPORTS  
ADJOURNMENT

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

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper