

Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna,  
Comm. Cynthia Jablonski, Comm. Richard Pelletier, Comm.  
Catherine Johnson, Comm. Matthew Lesser, Comm. Ron Borelli

MEMBERS  
PRESENT

Comm. Deborah Kleckowski, Comm. Quentin Phipps, Mayor  
Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier,  
Ex-Officio

MEMBERS  
ABSENT

William Warner, Director

STAFF

There were three (3) 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

There was no discussion.

ITEM 2  
DISCUSSION  
WITH PUBLIC

On motion and second by Comms. Les Adams and James Fortuna  
the Commission accepted withdrawal of a request for a change of  
a non-conforming use to allow the property located at 56 War-  
wick Street, the Polish National Home, to be used as a church with  
church services and bible study. Vote was unanimous. Applicant/  
agent Atty. Jennifer A. Gagosz

ITEM 3.1  
ACCEPTED  
WITHDRAWAL  
OF A REQUEST  
FOR A CHANGE  
OF A NON-CON-  
FORMING USE  
TO ALLOW THE  
PROPERTY  
LOCATED AT 56  
WARWICK ST.,  
THE POLISH  
NATIONAL  
HOME, TO BE  
USED AS A  
CHURCH WITH  
CHURCH SER-  
VICES AND  
BIBLE STUDY

William Warner explained the procedures for review and who  
was notified of the updates to the chapters, noted that these chap-  
ters are only updates and that they don't set policy for the future,  
and explained the adoption process. Comm. Mathew Lesser discus-  
sed the letter from The Connection as far as input into the Urban  
Dilemma chapter. William Warner indicated the letter is on file in  
the office. Comm. Ronald Borelli discussed the MidState Regional  
Planning 8-23 6 Growth principles. William Warner explained that  
those principles will be combined into a statement in the Plan of

ITEM 3.2  
ADOPTED AN  
UPDATE OF THE  
1990 PLAN OF  
CONSERVATION  
AND DEVELOP-  
MENT INTRO-  
DUCTORY SEC-  
TIONS-PRO-

Conservation and Development. Comm. Ronald Borelli asked if the Commission has to agree with these principles. William Warner said he didn't believe that there is a requirement to be consistent. From the public, Lawrence Buck passed out Exhibit #1 and spoke against the proposed change. Comm. Catherine Johnson discussed the State's stand on Plans of Conservation and Development of its municipalities, what the State would do if town Plans of Conservation and Development aren't consistent with the state statutes, and discussed the state statutes regarding the state and town Plans of Conservation and Development. Chw. Barbara Plum indicated that she did not receive any of this information nor did the office and requested that in the future any information be supplied to the office first so that it can be disseminated. William Warner agreed that the Commission will have to incorporate the 6 Growth Principles and that some of the graphics will have to be redone. He indicated that the office now has some funds available and design professionals can be brought in to help demonstrate what Comm. Catherine Johnson is talking about. Comm. Cynthia Jablonski indicated that she needs more time to review the documentation provided by Mr. Buck. William Warner indicated that this information represents philosophical differences and that it goes to the extreme root of property rights. On motion and second by Comms. Les Adams and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to adopt an update of the 1990 Plan of Conservation and Development introductory sections-Prologue; Chapter One Introduction; Chapter Two Population; Chapter Three Housing; Chapter Four Current Land Use; and Chapter Five Section I Conclusions was made by Comm. Richard Pelletier and seconded by Comm. Ronald Borelli. Comm. Catherine Johnson argued that this is not the way to do the Plan of Conservation and Development and felt the chapters needed to be rewritten and therefore shouldn't be approved. William Warner explained that the State Statute has been amended so that a plan must be adopted by the year 2010 and indicated that all the groups have been spoken to and comments have been asked for, which have been favorable. Comm. Richard Pelletier indicated he agreed and felt the chapters and prologue should be approved. The motion passed with Chw. Barbara Plum, Comms. Ronald Borelli, Richard Pelletier, Les Adams, Cynthia Jablonski, and James Fortuna in favor and Comm. Catherine Johnson opposed. Proponent P&Z Comm.

LOGUE; CHAPTER ONE INTRODUCTION; CHAPTER TWO POPULATION; CHAPTER THREE HOUSING; CHAPTER FOUR CURRENT LAND USE; AND CHAPTER FIVE SECTION I CONCLUSIONS

Henry Withers, the landscape architect,, discussed the changes in the landscape plan and that they have met with the neighbors as promised from the previous meeting. Chw. Barbara Plum thanked Glenn Russo for the revised plan and questioned the square objects on the map. Henry Withers indicated they are small pavilion signs and also explained the curbs and stone wall with associated plantings.

ITEM 4.1  
APPROVED  
REVISED  
LANDSCAPE  
PLAN, NOHL  
CREST III

Comm. Ronald Borelli questioned if the entrance sign is 15'11" high. Comm. Catherine Johnson indicated that what is shown is not correct. Henry Withers indicated he would confirm if there is a math error. Comm. Catherine Johnson indicated it's like a small building. Henry Withers admitted he should have provided pictures. Comm. Richard Pelletier asked why the detention pond fence is proposed to be four (4) feet. Henry Withers indicated that Mr. Giocco was concerned with the scale of the fence and what he would see. Comm. Ronald Borelli questioned if the sign was sixteen (16) feet tall and indicated that he doesn't think Middletown has any signs that big. Henry Withers indicated that it is a monument with a much smaller sign attached to it. William Warner noted that it appears to be a building with a sign on it and that the Commission would have to read and interpret the definitions. Comm. Ronald Borelli questioned the placement of the tree on the corner. Henry Withers indicated that it may block the view from someone coming up the driveway and that maybe a shade tree could be put there for a better site line. William Warner noted that all signs go in front of the Design Review and Preservation Board and that the board would not approve this sign because the maximum square footage is twenty-four (24) square feet and the sign looks to be thirty-six (36) square feet. On motion and second by Comms. James Fortuna and Richard Pelletier the Commission approved the revised landscape plan with the stipulation that the fence be four (4) feet high. Comm. Ronald Borelli offered a friendly amendment that the fir trees at the intersection be changed to deciduous. Vote was unanimous.

William Warner explained the proposed text amendment and suggested this item be tabled until the Commission hears about what the State does and how they change their regulations. On motion and second by Comms. Richard Pelletier and Les Adams the Commission tabled a proposed Zoning Code text amendment to add Section 12.15 Blasting-Protection of Property. Vote was unanimous. Applicant/agent Westfield Residents Association/ Arline Rich Z2008-7

On motion and second by Chw. Barbara Plum and Comm. Ron Borelli the Commission scheduled a public hearing date of July 23, 2008 for a proposed Special Exception to convert the second floor of the Fish Bone Café restaurant located at 106-110 Court Street to a nightclub. Vote was unanimous. Applicant/agent Ted Tine SE2008-7

ITEM 5.1  
TABLED A  
PROPOSED  
ZONING CODE  
TEXT AMEND-  
MENT TO ADD  
SECTION 12.15  
BLASTING-  
PROTECTION OF  
PROPERTY

ITEM 5.2  
SCHEDULED P.H.  
7/23/08 FOR A  
PROPOSED  
SPECIAL EXCEP-  
TION TO  
CONVERT THE  
SECOND FLOOR

OF THE FISH  
BONE CAFÉ AT  
106-110 COURT  
STREET TO A  
NIGHTCLUB

The following corrections were noted: On Page 2, under Item #3.1, Comm. Matthew Lesser did not second to close the public hearing for the Jackson Street project and, also under Item #3.1, revise the sentence near the bottom to read: "Comm. Catherine Johnson commented, referred to the Special Exception criteria and explained why the proposal did not meet the criteria". On motion and second by Chw. Barbara Plum and Comm. Ronald Borelli the Commission approved the minutes of the June 25, 2008 regular meeting as amended. Vote was unanimous with Comm. Ronald Borelli abstaining.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
6/25/08 REGULAR  
MEETING AS  
AMENDED

There was no discussion.

ITEM 6.2  
COMMISSION  
AFFAIRS

There was no discussion.

ITEM 8  
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 8:12 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

Matthew Dodge  
Planning/Environmental Specialist