

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos G ffrida, COMM. MEMBERS  
Comm. Louis A. Carta, Comm. Emanuel A. Pattavina, Comm. Rose Sbalcio, PRESENT  
Alternates: Comm. Vincent J. Loffredo, Comm. Sebastian J. Garafalo, Comm.  
Paul H. Bixby

Mayor Michael J. Cubeta, Jr., Ex-Officio; Dir. Public Works, Salvatore MEMBERS  
Fazzino, Ex-Officio; Comm. Seb J. Passanesi, and Alternate Comm. Thomas ABSENT  
Hutton

Dir. George A. Reif, Hope Kasper, Beverly Augustine STAFF

Lucas Held, Reporter, Middletown Press, Phil Bauer, Engineer, Public Works, OTHERS  
and 25 members of the audience.

Comm. Loffredo acted for absent Comm. Passanesi. Comm. Giuffrida left at ACTING  
7:20 P.M. and returned at 8:30 P.M. Comm. Garafalo acted during Comm. MEMBERS  
Giuffrida's absence. Chm. Leinwand disqualified himself on Item 5.1 and  
Comm. Bixby acted in his place. Vice-Chm. Gionfriddo became Acting Chairman.

There is a seperate transcript of the July 13, 1983 Public Hearing. P.H. 7/13/83  
Approved the minutes of June 22, 1983 on motion and second by Comms. APPROVED  
Pattavina and Gionfriddo. Vote was unanimous. MINUTES  
6/22/83

The Commission accepted withdrawal of Public Hearing item number 1, pro- ACCEPTED WITH-  
posed amendment to the Zoning Map, to change from R-1 to B-2 or R-4 zones. DRAWAL WASH-  
Applicant Mario DeMelis. The location was n/s of Washington Street. INGTON ST.  
DEMELIS Z83-7

Many Commissioners, prior to voting on this item, expressed their thoughts DENIED  
and ideas. A copy of Comm. Pattavina's statement is available. After BRADLEY WOOD  
discussion the Commission denied the proposed increase in density on P.R.D.  
motion of an approval by Comms. Garafalo and Pattavina because it failed to SE83-7  
receive the necessary 5 votes. Yes votes to approve were Comms. Carta and ATKINS &  
Bixby. No votes were Comms. Garafalo, Loffredo, Pattavina, Sbalcio, and MIDDLE STS.  
Gionfriddo. The Comm. felt an increase in density is not appropriate  
at this time. The Comm. also denied an approval of a motion by Comms.  
Loffredo and Pattavina allowing the basic application for the Bradley  
Wood's P.R.D. because it failed to carry the number of votes needed. No  
votes were Comms. Sbalcio, Giuffrida, Gionfriddo, Loffredo and Pattavina.  
Yes votes were Comms. Bixby and Carta. This proposal simply did not meet  
the requirements of density. Applicant Westfield Associates.

The Commission discussed possible zoning violations. A member of the ZONING  
audience, Bill Corvo, questioned what the parameters of Sal Mazzotta, ENFORCEMENT  
Boston Rd., were. Chm. Leinwand will continue his discussion with the P.H. 7/27/83  
Building Inspector who was not present at the meeting. BROOKS RD. &  
MAROMAS RD.

The Commission scheduled a P.H. on 7/27/83 for a proposed 3 lot sub- P. VICCHITTO  
division on Brooks Road and Maromas Road for applicant Paul Vicchitto. S83-11

The Commission scheduled a P.H. on 7/27/83 on motion and second by Comms. P.H. 7/27/83  
Giuffrida and Gionfriddo a proposed 2 lot subdivision located at Pine- 2 LOT SUB-  
wood Terrace. Applicant/agent Paul and Joan Fazzino/Attys. Fortuna and DIVISION, PINE-  
Cartelli. Vote was unanimous. WOOD TER.  
S83-12

The Commission scheduled a Public Hearing on 7/27/83 on motion and second by Comms. Giuffrida and Loffredo for a proposed Zoning Code Text Amendment to permit motor vehicle body shops in an I-2 zone. Applicant/agent George Lupien/Attys. Fortuna and Cartelli. Vote was unanimous. P.H. 7/27/83  
TEXT AMEND.  
G. LUPIEN  
Z83-8

On motion and second by Comms. Giuffrida and Sbalcio, the Commission scheduled a P.H. for 7/27/83 for a proposed Special Exception to permit a child care facility to be located at Spencer School, Westfield St., in an R-1 zone. Applicant/Milton & Joan Davis P.H. 7/27/83  
S.E. CHILD CARE  
SPENCER SCHOOL  
SE83-12

On motion and second by Comms. Giuffrida and Loffredo, the Commission scheduled a P.H. on 7/27/83 for a home occupation located at 9 Eastlake Dr. in an R-1 zone. Applicant Wlodzimerz J. Skoczylas. Vote was unanimous. P.H. 7/27/83  
S.E. HOME OCC.  
9 EASTLAKE DR.  
W. SKOCZYLAS  
No. 154

On motion and second by Comms. Gionfriddo and Giuffrida, the Commission agreed that the West Street bridge is top priority. Vote was unanimous. BRIDGE  
REPAIR

On motion and second by Comms. Giuffrida and Gionfriddo, the Commission scheduled a P.H. for 7/27/83 for a Special Exception to convert an elementary school (Spencer School) to Municipal offices. Applicant Municipal Development Office. Vote was unanimous. P.H. 7/27/83  
S.E., SPENCER  
SCHOOL CONVER-  
SION SE83-12

The Commission closed the Public Hearing on item 2. They discussed the area of South Main St. and no decision was made. Applicant/John E. Moore, Sr. SOUTH MAIN ST.  
J. MOORE, SR.  
SE83-8

The Commission closed the Public Hearing on item 4. After discussion, on motion and second by Comms. Gionfriddo and Giuffrida, the Comm. approved a resubdivision of an existing lot into two lots located on Margarite Road Extension for applicant Glenn C. and Robin Mosebach Vote was unanimous. APPROVED RE-  
SUBDIVISION  
MARGARITE RD.  
S83-9  
GLENN & ROBIN  
MOSEBACH

Chm. Leinwand requested interior lots be included on the Agenda for the August 10th, 1983 meeting. INTERIOR LOTS

No Reports REPORTS

Adjournment 10:25 P.M. ADJOURNMENT

Approved at the Meeting of \_\_\_\_\_  
Cos Giuffrida, Secretary  
PLANNING AND ZONING COMMISSION

Minutes prepared by,

  
Hope P. Kasper