

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Comms. Stephen T. Gionfriddo; COMMISSION MEMBERS PRESENT
 Seb J. Passanesi; Alternates: Comms. George L. Augustine; Louis Carta

Mayor Michael J. Cubeta, Jr.; Comms. Cos Giuffrida; Walter J. DreaHer; MEMBERS ABSENT
 Rose Sbalcio; Alternates: Comms. Mary C. Woods; Anthony Gaunichaux

Comm. Augustine acted for absent Comm. Giuffrida and Comm. Carta acted for ACTING MEMBERS
 absent Comm. DreaHer.

George A. Reif, Director; Althea Rinaldi; Mary Lee Dorflinger STAFF

Philip Bauer, Engr., Public Works; Jan Frazier, Reporter, Middletown Press; OTHERS
 approx. 14 persons in the audience.

There is a separate transcript of the public hearing. P.H. TRANSCRIPT

Approved minutes of July 8, 1981, on motion and second by Comms. Lowry and APPROVED 7/8/81
 Passanesi. Vote was unanimous. MINUTES

Continued to be tabled, proposed amendment to the Zoning Code to change lot TABLED PROPOSED
 area and width requirements in the Zoning Code Section 21 where public sewer AMEND. TO ZONING
 is not available (a) Delete reduction of minimum lot width (frontage on CODE RE: AREA
 street) and area to 100 feet and 20,000 sq. ft. if only City water, but not REQUIREMENTS
 sewer, is available. (b) Add to requirement for, "other permitted uses" FOR LOTS
 public sewer and water to qualify for minimum lot width of 100 ft. and area SECTION 21
 of 20,000 sq. ft. And further to set requirement of 200 ft. of lot width
 and 40,000 sq. ft. of lot area if public sewer is not available.

Denied Special Exception for a Home Occupation for Charles F. Baldwin, DENIED S.E.
 Margarite Road, in the R-1 Zone for Applicant/Agent Charles F. Baldwin, due HOME OCCUPATION
 to lack of information as no one appeared to present this proposal, on motion CHARS. F. BALDWIN
 and second by Comms. Lowry and Passanesi. The vote was 5 to 0. Comm. Gionfriddo R-1 ZONE
 abstained from voting as he was not present at the Public Hearing of July MARGARITE RD.
 8, 1981.

Approved resubdivision of a parcel of land at the northwest corner of APPROVED
 Millbrook and Prout Hill Roads, into two (2) building lots for owners Frank PROPOSED RESUB-
 J. and Jean M. Kruczynski, Applicant/Agent William C. Lee, on motion and DIVISION
 second by Comms. Carta and Augustine. The vote was 5 to 0. Comm. Gionfriddo MILLBROOK/PROUT
 abstained from voting as he was not present at the Public Hearing of July HILL RDS. - 2
 8, 1981. BLDG. LOTS

Denied resubdivision of a parcel of land off Millbrook Road to establish a DENIED
 new building lot for Applicant/Agent Kurt Schwarzkopf, due to insufficient BLDG. LOT OFF
 information, on motion and second by Comms. Lowry and Passanesi. The vote MILLBROOK RD.
 was 5 to 0. Comm. Gionfriddo abstained from voting as he was not present at KURT SCHWARZKOPF

Tabled proposed Special Exception to construct a medical office building at TABLED PROPOSED
 the corner of Church and Hubbard Streets in the R-4 Zone, Applicant/Agent S.E. - R-4 ZONE
 Dale A. Rowett, M.D., for RST Associates because of lack of quorum to act CORNER OF
 on this item. Comm. Gionfriddo abstained from voting as he was not present CHURCH/HUBBARD
 at the Public Hearing of July 8, 1981. And Comm. Passanesi disqualified him- OFFICE BLDG.
 self from participating on this item.

The Commission discussed the Department of Health's inquiry regarding push cart food vending operation. After various comments, the Commission requested that the staff draft a proposed response to the inquiry. INQUIRY RE: PUSH CARTS

The Commission decided that Dr. Lowry's request for a discussion regarding the current zoning on Washington Street be scheduled at a later date due to the fact that there is a suit pending against the Planning and Zoning Commission in this particular area. CURRENT ZONING RE:WASHINGTON ST.

After considerable discussion, the Commission at this time is opposed to any changes to the Zoning Code involving bus shelters with advertising. Therefore, on motion and second by Comms. Passanesi and Gionfriddo, the Commission voted to deny the proposal for Zoning Code Text Amendment to permit bus shelters in all zones, with integrated advertising. Vote was unanimous. DENIED AMEND. TO ZONING CODE RE:BUS SHELTERS

Approved lot certification for Camilla T. Harvey located on Millbrook Road, on motion and second by Comms. Passanesi and Gionfriddo. Vote was unanimous. APPROVED LOT CERT.-MILLBROOK RD.-CAMILLA T.

After a brief discussion, the Commission decided that all proponents making a presentation at the preliminary hearing have all the necessary information needed that night including a full set of plans for the Commission to review otherwise it will not be scheduled for a public hearing, on motion and second by Comms. Augustine and Lowry. Vote was unanimous. Also, Comm. Augustine stated that the material should be delivered to the staff in ample time for their review before the next meeting. COMPLETE INFO. REQUIRED FOR PRELIM. HEARINGS PRIOR TO P.H.

NO REPORTS.

REPORTS

Paul P. Parisi, Chairman
Planning and Zoning Commission

Approved at meeting of _____.