

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Steven J. Leinwand, William A. Pillarella, Rose Sbalcio; Alternate Thomas Hutton; Dir. P. W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio; Sec'y Louis A. Carta, Sebastian J. Passanesi; Alternates Stephen Gadowski, Paul P. Parisi, Richard Thompson

MEMBERS ABSENT

Comm. Hutton acted for absent Comm. Carta. Comm. Leinwand was Acting Secretary for Comm. Carta.

ACTING MEMBER

Dir. George A. Reif, Nino Martucci, Planner, Hope Kasper, Secretary, Pam Jones, Assistant Secretary

STAFF

Lucas Held, Reporter, Middletown Press and approximately 30 members of the audience.

OTHERS

There was a Public Hearing prior to the Regular Meeting.

P.H. 7/24/85

On motion and second by Comms. Giuffrida and Pillarella the Commission approved the Minutes of the July 10, 1985 meeting. Vote was unanimous.

APPROVED MINUTES 7/10/85

On motion and second by Comms. Leinwand and Giuffrida the Commission accepted withdrawal of a proposed special exception to permit a 19 unit apartment building located at Stoneycrest Dr. Applicant/agent Nick Fazzino/Atty. S. J. Cartelli. Vote was unanimous. The Commission rescheduled the Public Hearing for 8/14/85.

ACCEPTED WITHDRAWAL S.E. 19 UNIT APT. BLDG. STONEYCREST DR.-N. FAZZINO/ ATTY. CARTELLI

Chm. Gionfriddo decided to continue a Public Hearing for a proposed special exception to permit a 4 family dwelling located at 21 Pearl St. since the applicant did not come to the Meeting. Applicant Carl Pitruzzello.

CONTINUE P.H. S.E. 4 FAMILY DWEG 21 PEARL ST. C. PITRUZZELLO

The Chairman closed the Public Hearing on Items 2.1 and 2.4.

CLOSED P.H.

Wayne Reed asked the Commission not to change any approved subdivisions without holding a Public Hearing.

DISCUSSION WITH PUBLIC - SUBDIVISIONS

Sal Barone requested that the Commission approve conversion of a one family dwelling to a two family dwelling located on 12 Longworth Ave. He felt other homes in the area were 2 family. Chm. Gionfriddo requested a report from the Zoning Enforcement Officer. (Other two families in area were found to be legal uses.) Vote was unanimous.

APPROVE CONVERSION 1 FAMILY DWEG TO 2 LONGWORTH AVE.

On motion and second by Comms. Giuffrida and Leinwand the Commission scheduled a Public Hearing on 8/14/85 to consider a proposed Zoning Code text amendment to require buffers between different land uses rather than between different zones. Copy of text on file in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

SCHEDULED P.H. ZONING CODE TEXT AMENDMENT-BUFFERS 8/14/85

On motion and second by Comms. Giuffrida and Hutton the Commission scheduled a Public Hearing to amend the Plan of Development as adopted in 1976. The Plan is the Commission's recommendation for the future development of the City using a statement of goals, policies and programs for the physical and economic development

SCHEDULED P.H. PLAN OF DEVELOPMENT 8/14/85

of the municipality. The Plan is authorized to include a comprehensive list of topics such as: Land-use for residential, recreational, improvements, governmental conditions and trends, housing education, health, protection of existing and future drinking water supplies. The Plan is to be designed to provide for the coordinated development of the municipality with the greatest efficiency and economy for the general welfare and prosperity of its people. A copy of the proposal has been filed in the Office of the Town Clerk. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Leinwand and Giuffrida the Commission granted lot certification for a parcel on the easterly side of Maple Shade Road as depicted on a map entitled, "Map Showing Property To Be Conveyed to Mark H. Brady, dated 6/29/84, Revised 7/5/84. Applicant/agent Mark H. and Mary Lou Brady/Atty. Philip Karpel. Vote was 5 to 0 with Comm. Giuffrida abstaining.

GRANTED LOT
CERTIFICATION
MAPLE SHADE RD.
MARK H. BRADY
MARY LOU BRADY

The Commission discussed an alternative to the Woodland Terrace subdivision. Chm. Gionfriddo stated since there was not a quorum present that this topic would be placed under New Business on August 14, 1985.

WOODLAND TERRACE
NO QUORUM

No one was present to discuss the Vigneri designation of a supplementary lot for an existing home located on Flynn Lane.

VIGNERI, FLYNN LANE

On motion and amended motion the Commission approved subdivision and site plan for Westlake P.R.D. Project Number 9 (Northwoods) with the condition that Public Works Dept. and Health Dept. comments be met. Applicant/agent Oxford Development Group/Atty. Michael Dowley. Vote was unanimous

APPROVED SUBDIVI-
SION & SITE PLAN
WESTLAKE P.R.D.
PROJECT 9, OXFORD
DEVELOPMENT

On motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a Public Hearing on 8/14/85 to consider a proposed special expection to permit day care facilities in the City elementary school system. Applicant YMCA. Vote was unanimous.

SCHEDULED P.H
8/14/85 S.E. DAY
CARE FACILITIES
APPLICANT YMCA

Due to the lack of a quorum the Commission did not take any action on the G. S. 8-24 Report regarding the purchase of a building lot on Poplar Rd. for installation of water booster pump station. Applicant Water/Sewer Dept. Vote was unanimous.

G.S. 8-24 REPORT
PURCHASE BLDG LOT
WATER BOOSTER PUMP

On motion and second by Comms. Leinwand and Hutton the Commission approved a special exception to permit change of use from residence to office building, with condition that Departmental requirements be met, located at 151 Broad St. Applicant/agent Elaine F. Bank & Andrea S. Fassler. Vote was unanimous. The Commission determined the proposal was in compliance with Section 44 of the Zoning Code and the Plan of Development.

APPROVED S.E.
CONVERSION TO OFFICE
BLDG 151 BROAD ST.
E. BANK & A. FASSLER

On motion and second by Comms. Leinwand and Hutton the Commission approved a special exception to permit adaptive reuse of the Forge building to permit 77 dwelling units and accessory business area located on South Main St. at Pamecha Ave. with the following conditions: a. Accessory business list filed with Commission; b. Right turn only on South Main St. curb cut; c. Meet all

APPROVED S.E.
ADAPTIVE REUSE
FORGE BLDG - S. MAIN
AT PAMECHA
LWB DEVELOPMENT CO/
ATTY. DOWLEY

departmental comments. Applicant/agent LWB Development Co., Inc./Atty. Dowley. Vote was 5 to 1 with Comm. Giuffrida voting in opposition to the proposal.

Storm water report near the Bysiewicz subdivision was mailed to the Commission. BYSIEWICZ STORM
WATER REPORT

There was no new information regarding projects with security deposits. SECURITY DEPOSITS

Adjournment 8:55 P.M. ADJOURNMENT

Approved at the Meeting of _____
Steven J. Leinwand, Acting Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper