

Paul P. Parisi, Chairman; Dr. Eric G. Lowry, V-Chm.; Dr. Christie E. McLeod; Vincent J. Loffredo; Seb. J. Passanesi ; Ralph Shaw II.

COMMISSION MEMBERS PRESENT

Cos. Giuffrida arrived at 7:50 P.M.

Conrad J. Tyaack.

ALTERNATE MEMBERS PRESENT

George L. Augustine; Robert F. Chamberlain; Daniel Z. Shapiro;

ALTERNATE MEMBERS ABSENT

Mayor Anthony S. Marino was absent.

ABSENT

Conrad J. Tyaack acted until the arrival of Cos Giuffrida, and Dr. Christie McLeod was acting Secretary.

ACTING MEMBERS

George A. Reif; Director; Catherine V. Raczka, Assn't Director; Florence Pelc, acting Secretary.

STAFF

Phil Bauer Eng. Public Works Dept.; Jeff Kotkin, reporter, Middletown Press; and approximately 7 people in the audience.

OTHERS

Approved minutes of July 11, 1979 on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

APPROVED MINUTES OF 7/11/79

Approved the Special Exception for a Home Occupation Use in the R-1 Zone for a Real Estate Office. Applicants Pauline G. and Howard P. Chace of 35 Little River Lane, on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

APPROVED S.E. FOR A HOME OCCUPATION USE IN AN R-1 ZONE FOR A REAL ESTATE OFFICE. APPLICANT PAULINE AND HOWARD CHACE OF 35 LITTLE RIVER LANE.

Denied the Special Exception application to permit a drive-up facility with additional parking on South Main Street and Ward Street for McDonald's in the B-2 Zone because the traffic on Route 17 has been identified as a major problem. Although McDonald's has made several proposals to improve the situation the constraints in the vicinity and of the site prevent an adequate solution. Rather than make any change the least injurious solution is to make no change at all on motion and second by Comms. Shaw and Lowry. Vote was unanimous.

DENIED APPLICATION FOR MCDONALD'S DRIVE-UP FACILITY ON SOUTH MAIN AND WARD STREETS.

A Special Exception application to permit a Fellowship Baptist Church located at Brooks Road was approved with the stipulation that the septic tank problems be resolved with the Health Dept. and that the future Parish House be relocated so that it was not served by a "paper street". Training Hill Road does not really exist, on motion and second by Comms. Shaw and Loffredo. Vote was unanimous.

APPROVED APPLICATION TO PERMIT FELLOWSHIP BAPTIST CHURCH ON BROOKS ROAD WITH A STIPULATION.

Approved Special Exception application to permit a Bethel Apostolic Church located at 520 East Main Street, on motion and second by Comms. Loffredo and Tyaack. Vote was unanimous.

APPROVED S.E. FOR BETHEL APOSTOLIC CHURCH AT 520 EAST MAIN STREET.

**DRAFT**

Commissioner Cos Giuffrida arrived and resumed his seat and Commissioner Tyaack went back to alternate status.

COMM. GIUFFRIDA  
ARRIVED AT 7:50P.M.

The special exception application for a neighborhood store in an R-1 Zone on Middlefield Street was denied because it did not meet the Zoning Code requirements on motion and second by Comms. Lowry and Shaw. Vote was unanimous.

DENIED NEIGHBORHOOD  
STORE ON MIDDLEFIELD  
ST. P. MARSZALEK APPLI  
CANT.

Chet Dzialo, Attorney for Wesleyan Hill Development Corp. appeared and requested that his subject, the non residential community center in the Wesleyan Hills PRD, be added to the agenda. It was on motion and second by Comms. Lowry and Loffredo. Vote was unanimous and they agreed to add this item to the agenda.

CHET DZIALO ATT'Y FOR  
WESLEYAN HILLS DEV.  
REQUESTED TO BE HEARD

Attorney Dzialo displayed a map showing a proposal to subdivide the Community Center and a contiguous parcel of land into 4 lots. One parcel would be conveyed as open space to the Homeowners Association and another parcel containing the Old Farm House would be conveyed to an undisclosed buyer a third parcel containing the old barns will be conveyed to the Homeowners Association and the final parcel containing a parking lot and other undeveloped land would be developed later as a commercial Center. Mr Dzialo had a draft intituled "Declaration of Covenants, Conditions and Restrictions for Commercial and Community Center Property at Wesleyan Hills". After a discussion between Mr. Dzialo and the Planning Director George Reif and on motion by Commissioners Shaw and McLeod it was decided that the proposals be reviewed at the staff level and brought back to the Commission for futher consideration.

After considerable discussion a request to certify a parcel of land as a lot, owned by Robert W. Clark near but not fronting on Plumb Road was tabled on motion and second by Comms. Loffredo and Lowry. An affirmative vote was given except Commissioner Shaw who voted nay.

REQUEST TO CERTIFY A  
PARCEL OF LAND AS A  
LOT BY ROBERT W.  
CLARK.

Several parcels including Mr. Clark's had been used for construction of dwellings many years ago but they did not meet the street frontage requirements. Mr. Clark now wishes to sell his parcel but a Bank has requested that the Planning Commission give approval of the parcel. The Commission was reluctant to indicate in any way that the lot did meet the long standing street frontage requirements. The existance of these parcels induced Commissioner Loffredo to request that the City Attorney be asked for assistance in the proper categorization of these parcels to protect both the City and new buyers.

A proposed revision regarding Community Residential Treatment Facilities was discussed and is scheduled to go to public hearing August 8, 1979 on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

COMMUNITY RESIDENTIAL  
TREATMENT FACILITIES  
TO GO TO PUBLIC HEAR-  
ING. AUGUST 8, 1979

DRAFT

A proposed amendment to the Environment Responsibility provisions of the Zoning Code and the Subdivision regulation to establish a drainage policy for future development was discussed and will be heard at the Public Hearing August 8, 1979, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

ENVIRONMENT RESPONSIBILITY CLAUSE TO BE HEARD AT PUBLIC HEARING OF AUGUST 8, 1979.

Director Reif read a letter from the Health Department about the Santostefano Subdivision noting that all of their requirements had been met - therefore the Subdivision Plat is now ready to be filed.

SANTOSTEFANO SUBDIVISION HAS MET ALL REQUIREMENTS AND IS NOW READY TO BE FILED.

The Cypress Grill's failure to develop its parking area was discussed and the Commission decided to pursue this further by a letter to the owner from the Director. The question of Certificate of Occupancy was raised, The Director was to find out from the Building Department if a Certificate had been issued.

CYPRESS GRILL FAILURE TO DEVELOP ITS PARKING

Approved 3 lot subdivision on Bell Street and Country Club Road formerly owned by F. T. Manthay on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

APPROVED 3 LOT SUBDIVISION AS LEGAL LOTS FORMERLY OWNED BY F.T. MANTHAY.

The Commission gave an affirmative G.S. 8-24 report for the City's proposal to purchase Kane Brick Co. land off Tuttle Road on motion and second by Comms. Loffredo and Giuffrida. Vote was unanimous.

GAVE AN AFFIRMATIVE G.S. 8-24 REPORT FOR THE CITY TO PURCHASE LAND OFF TUTTLE ROAD

The Commission gave a negative report for the proposal to sell a former railroad right-of-way to adjacent land owner John Mrozowski on Newfield Street on motion and second by Comms. Loffredo and Giuffrida. Vote was unanimous.

GAVE A NEGATIVE REPORT TO SELL A FORMER RIGHT-OF-WAY ON NEWFIELD ST.

Reports:

REPORTS

Inland/Wetland - report by Ralph Shaw II  
Citizens Advisory Committee by Dr. Comm. Christie McLeod  
Redevelopment Agency - None  
Midstate Regional Agency - None

Adjournment on motion and second by Comms. Lowry and Loffredo.  
10:30 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary  
Planning and Zoning Commission

Approved at meeting of

Aug. 8, 1979

DRAFT