

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, Sebastian J. Passanesi, Rose Sbalcio, Dir. P.W. Salvatore Fazzion, -Ex-Officio; Alternates: Comm. Stephen Gadomski, William A. Pillarella. COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Comm. Paul P. Parisi, Alternate Paul H. Bixby and Thomas E. Hutton, Jr. MEMBERS PRESENT

Alternate Com. William Pillarella acted for absent Comm. Paul Parisi. ACTING MEMBER

Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary, Beverly Augustine, Assistant Secretary STAFF

Lucas Held, Reporter, Middletown Press, Andy Cook, Reporter, WCNX Radio Station and approximately 60 members of the audience. OTHERS

Atty. William Howard requested that the proposed new from South Main Street including Pine St. be eliminated in the proposed Plan of Development because it goes through his house. DISCUSSION WITH PUBLIC PLAN OF DEVELOPMENT

There is a separate transcript of the Public Hearing. P.H. 7/25/84

On motion and second by Comms. Leinwand and Passanesi the Commission approved the minutes of the 7/11/84 meeting. Vote was unanimous. The Commission also acknowledged receipt of the 7/11/84 Public Hearing transcript. APPROVED 7/25/84 MINTUES & ACKNOWLEDGE 7/11/84 P.H. TRANSCRIPT

On motion and second by Comms. Giuffrida and Passanesi the Commission tabled a Boston Rd. non-conforming land-use issue for Property owner Mr. Mazzotta. Vote was unanimous. TABLED NON-CONFORMING USE BOSTON RD.

After lengthy discussion the Commission set the first meeting in September for a Public Hearing to discuss the Plan of Development. Comm. Carta suggested that provision for communications, new roads, and expansion of industrial growth be included in the proposal. PLAN OF DEVELOPMENT

On motion and second by Comms. Leinwand and Carta the Commission agreed to extend an additional 65 days from the original 65 days a proposed special exception to permit an automobile sales activity at 790 Newfield Street for applicant/agent Salvatore & Frances Forlini/Sherwood Jones. Vote was unanimous. EXTEND TIME PERIOD 65 DAYS 790 NEWFIELD ST. S. & F. FORLINI

On motion and second by Comms. Giuffrida and Leinwand the Commission granted preliminary approval for a 5 lot subdivision as depicted on a map entitled, "The Property of Marvin Naomi and Adele Hoberman, dated 5/14/84," located on George Street in an R-1 zone with the stipulation that it meet all Departmental requirements. Applicant/agent Marvin & Naomi Hoberman/Atty. S. J. Cartelli. Vote was unanimous. GRANTED PRELIMINARY APPROVAL 5 LOT SUB. GEORGE ST. HOBERMAN S84-17

On motion and second by Comms. Leinwand and Passanesi the Commission tabled a proposed 3 lot resubdivision located on Round Hill Rd. Applicant/agent Attilio and Teresa Augeri. Vote was unanimous. TABLED SUB. ROUND HILL RD. A & T. AUGERI S75-28

On motion and second by Comms. Giuffrida and Carta the Commission tabled a 6 lot subdivision located on Country Club Rd. Applicant/agent Joseph P. Cannatelli, Jr./David Mylchreest. Vote was unanimous. TABLED SUB. COUNTRY CLUB RD. J. CANNATELLI S84-16

On motion and second by Comms. Leinwand and Passanesi, the Commission tabled a proposed amendment to the Subdivision Regulations to allow cash deposit for monuments and pins. Vote was 5 to 2. Commissioners voting in favor were Comms. Pillarella, Gionfriddo, Leinwand, Passanesi, and Sbalcio. Commissioners voting in opposition were Comms. Giuffrida and Carta.

TABLED
SUB. REGS.
AMENDMENT
PINS & MONUMENTS

On motion and second by Comms. Giuffrida and Leinwand the Commission adopted a Zoning Code Text amendment regarding Section 44.08.26 of the Code as follows: Delete text in A and substitute therefore the following: "The site, building or structure proposed shall be included in the Middletown Survey of Historical and Architectural Resources conducted by the Greater Middletown Preservation Trust, dated 1979, as either inventoried or notable buildings". Proponent P & Z Commission. Vote was unanimous. On motion and second by Comms. Leinwand and Passanesi the Commission established an effective date of 8/1/84 for this amendment. Vote was unanimous.

ADOPTED ZONING
CODE TEXT
AMENDMENT
SECTION 44.08.26
Z84-11

On motion and second by Comms. Passanesi and Giuffrida the Commission tabled a proposed special exception to permit a rear lot on Ballfall Road. Applicant/agent John H. & Janet Marosz/Atty. Joseph Borkowski. Vote was unanimous.

TABLED REAR
LOT S.E. BALL-
FALL RD.,
J & J MAROSZ
S84-21
APPROVED SE.
CARE/NURSING
HOME, BOSTON
RD. & WASHINGTON
ST. EVERGREEN
REALTY
SE84-8

On motion and second by Comms. Leinwand and Giuffrida the Commission approved a special exception to permit a care/nursing home on corner of Boston Rd. and Washington St. with the following stipulations: a. Meet all City and State agency requirements. b. Eliminate the service driveway. c. Identify which Governmental Authority is related to the housing for the elderly for the purpose of determining off-street parking requirements. Vote was 5 to 1. Comm. Passanesi disqualified himself. Comm. Gadowski left at 8:30 P.M. Commissioners voting in favor of the proposal were Comms. Leinwand, Giuffrida, Gionfriddo and Pillarella. Commissioner voting in opposition was Comm. Carta.

P.H. 8/8/84
TEXT AMENDMENT
SOLID WASTE
FAC. ID ZONE
Z84-12

On motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a Public Hearing on 8/8/84 to consider a Zoning Code Text Amendment to permit as a special exception a Solid Waste Facility in the ID (Institutional Development) zone. Vote was unanimous.

P.H. 8/8/84
CONN. VALLEY
HOSP. & LONG
LANE TO ID ZONE
Z84-13

On Motion and second by Comms. Leinwand and Sbalcio the Commission scheduled a Public Hearing to consider a Zoning Map amendment to rezone Connecticut Valley Hospital and Long Lane School from an R-1 (Restricted Residential) to ID (Institutional Development) zone. Vote was unanimous.

P.H. 8/8/84
5 LOT SUB.
ARBUTUS ST.
MAZZOTTA
S84-24
APPROVED USE
OF REVISED
SPECIAL EXCEP-
TION FORM

On motion and second by Comms. Giuffrida and Leinwand the Commission scheduled a Public Hearing on 8/8/84 to consider a Proposed subdivision on Arbutus in the amount of 5 lots in an R-1 zone for applicant/agent Sebastian C. Mazzotta/T. F. Jackowiak. Vote was unanimous.

The Commission approved the revised Special Exception form. They also requested the language under Section 44 of the Zoning Code be amended to liberalize the findings of the Commission when deciding on a Special Exception use.

On motion and second by Coms. Giuffrida and Leinwand the Commission tabled a proposed revision to the Subdivision Regulations relating to dead-end streets. Vote was unanimous.

On motion and second by Comms. Leinwand and Giuffrida the Commission approved a special exception to permit a day care center located on 861 Middle Street in an IT zone with the following stipulations:
a. Meet all City and State Agency requirements. b. Acquire ownership of property for a drain field located north of Bradley Street. Applicant/agent Judith Binder/David Mylchreest. Vote was unanimous.

APPROVED S.E.
DAY CARE CENTER
861 MIDDLE ST.
JUDITH BINDER
SE84-9

No Reports

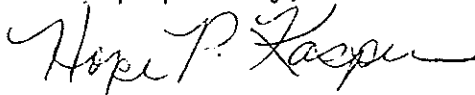
REPORTS

Adjournment 8:58 P.M.

ADJOURNMENT

Approved at the Meeting of _____
Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,



Hope P. Kasper