

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos Giuffrida, Comm. Seb J. Passanesi, Comm. Rose Sbalcio arrived at 7:20. Alternates: Comm. Paul H. Bixby, Comm. Vincent Loffredo, Comm. Thomas Hutton, Dir. Public Works Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio, Comm. Louis A. Carta, Comm. Emanuel A. Pattavina, Alternate: Comm. Sebastian Garafalo

MEMBERS ABSENT

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

STAFF

Lucas Held, Reporter, Middletown Press, and 23 members of the audience.

OTHERS

Comm. Loffredo acted for Comm. Sbalcio. Comm. Hutton acted for Comm. Carta. Upon Comm. Sbalcio's arrival, Comm. Loffredo acted for Comm. Carta. Comm. Bixby acted for Comm. Pattavina.

ACTING MEMBERS

There is a separate transcript of the Public Hearing of 7/27/83. The Public Hearing was delayed to consider Item 6.1 on the agenda. (This item was a subdivision located on Middlefield St. Attys. Kotchen & Ripper)

P.H. 7/27/83

The Commission discussed the Moore proposal at great length. During their deliberations they concluded that the area was headed toward business uses rather than remaining residential. They noted that other non-residential uses in the same block face included 2 gasoline stations and a beauty parlor very close to the subject property. The Commission further felt the development of the subject lot for off-street parking would help achieve a planning objective for eliminating on street parking in that vicinity of South Main St. Approved special exception on motion and second by Comm. Sbalcio and Comm. Giuffrida to permit professional offices in an R-3 zone located on 367 South Main Street for applicant J. Moore. Vote was unanimous.

APPROVED S.E. PROF. OFFICES 367 S. MAIN ST. J. MOORE SE83-9

There was no discussion in regard to zoning issues.

ZONING ISSUES

Scheduled P.H. on 8/10/83 on motion and second by Comms. Loffredo and Giuffrida for a proposed subdivision located on Middlefield St. in an R-1 zone. Applicant/agent Walter & Frances Koba/Attys. Kotchen & Ripper. Vote was unanimous.

P.H. 8/10/83 SCHEDULED MIDDLEFIELD ST. ATTYS. KOTCHEN & RIPPER S83-13

Scheduled P.H. on 8/10/83 on motion and second by Comms. Loffredo and Passanesi for a proposed resubdivision of property of Kane Brick Co. to establish two additional lots on the e/s of Newfield St. Applicant William Woodman. Vote was unanimous.

SCHEDULED P.H. 8/10/83 KANE BRICK CO. S83-14

Scheduled P.H. on 8/10/83 on motion and second by Comms. Loffredo and Gionfriddo to consider a proposal to make approval of liquor licenses and any change of existing license a special exception use. Vote was unanimous.

SCHEDULED P.H. S.E. LIQUOR LICENSE Z83-9 TEXT AMENDMENT

Gave an affirmative G.S. 8-24 Report on the Sale of Stillman Annex to Frank Rak Associates, on motion and second by Comms. Gionfriddo and Loffredo. Vote was unanimous.

AFFIRMATIVE G.S. 8-24 FRANK RAK

Scheduled P.H. on 8/10/83 on motion and second by Comms. Giuffrida and Gionfriddo for two additional lots in Executive View Estates fronting on Country Club Road involving slight modification of existing lots 1 & 2. Applicant Arbor Developers, Inc. Vote was unanimous.

SCHEDULED P.H.
8/10/83 EXECUTIVE
VIEW ESTATES
S78-1

Gave an affirmative G.S. 8-24 Report concerning the proposal to convert Spencer School, on Westfield Street, for municipal offices with the proviso that no additional signs be placed on the site. The Commission felt that a directory sign in the lobby would be used to assist persons to locate various uses in the building. Motion and second by Comms. Gionfriddo and Passanesi was unanimously adopted.

AFFIRMATIVE G.S.
8-24 REPORT
CONVERSION OF
SPENCER SCHOOL

On motion and second by Comms. Gionfriddo and Loffredo, the Commission approved a special exception to permit the conversion of a portion of Spencer School, Westfield St., in an R-1 zone to Municipal Offices, with the proviso no sign is to be located on the exterior of the building. Applicant Municipal Development. Vote was unanimous.

APPROVED S.E.
SPENCER SCHOOL
WESTFIELD ST.
SE83-12

On motion and second by Comms. Gionfriddo and Sbalcio, the Comm. adopted an amendment to the Zoning Code as new Section 61.01.45 to permit motor vehicle body and fender repair and paint shop, provided that no building or structure for said use is located within fifty feet of any residential zone and further provided that all outside storage of materials associated with said business be screened so as to not be observable from abutting properties in an I1 and I2 zones for applicant George Lupien/Attys. Fortuna and Cartelli. This item becomes effective August 15, 1983. Vote was unanimous.

ADOPTED TEXT
AMENDMENT
SECTION 61.01.45
MOTOR VEHICLE
REPAIR
Z83-8

On motion and second by Comms. Loffredo and Bixby, the Commission approved a special exception to permit a Child Care facility located in Spencer School, Westfield St., in an R-1 zone with the proviso no sign is to be displayed on the exterior of the building. Applicant Milton and Jean Davis. Vote was unanimous.

APPROVED S.E.
CHILD CARE FACILITY
WESTFIELD ST.
SPENCER SCHOOL
SE83-10

On motion and second by Comms. Gionfriddo and Sbalcio, the Commission approved a special exception to permit a home occupation located at 9 Eastlake Drive in an R-1 zone with the proviso no sales or no employees are permitted at the premises. Applicant Wlodzimerz Skoczylas. Vote was unanimous.

APPROVED S.E.
HOME OCCUPATION
W. SKOCZYLAS
9 EASTLAKE DR.
154
S83-11

On motion and second by Comms. Giuffrida and Gionfriddo, the Commission approved a 3 lot subdivision located on Brooks Road and Maromas Road for applicant Paul Vicchitto. Vote was unanimous.

APPROVED SUBDIV-
SION BROOKS &
MAROMAS RDS.
P. VICCHITTO
APPROVED SUB.
PINWOOD TERRACE
PAUL & JOAN
FAZZINO S83-12

On motion and second by Comms. Loffredo and Gionfriddo, the Commission approved a 2 lot subdivision located on Pinewood Terrace with the proviso, when used the undeveloped lot must be connected to the City Water and City Sewer system for applicant/agent Paul J. and Joan B. Fazzino/Attys. Fortuna and Cartelli. Vote was unanimous.

No Reports

REPORTS

Adjournment 9:20 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION

Minutes prepared by,

Hope P. Kasper