

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos
Giuffrida, Comm. Louis A. Carta, Comm. Seb J. Passanesi, Comm. Emanuel
A. Pattavina, Comm. Rose Sbalcio, Alternates: Comm. Thomas Hutton

COMMISSION
MEMBERS
PRESENT

Mayor Michael J. Cubeta, Jr. Ex-Officio, Salvatore Fazzino, Ex-Officio,
Dir. Public Works, Alternates: Comm. Paul Bixby, Comm. Vincent Loffredo,
Comm. Sebastian Garafalo

MEMBERS
ABSENT

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

STAFF

Lucas Held, Reporter, Middletown Press, Phil Bauer, Engineer, Public
Works Dept., and 19 members of the audience.

OTHERS

Alternate Comm. Hutton acted for Comm. Passanesi on item 6.1 of
the agenda.

ACTING MEMBER

There is a seperate transcript of the Public Hearing. Items 2.2, 2.3,
and 2.5 of the Public Hearing agenda were closed.

PUBLIC HEARING
8/10/83

The Commission acknowledged receipt of the 7/27/83 Public Hearing
transcript.

P.H. 7/27/83

There was a brief discussion concerning a subdivision on Atkins and
Middle Streets and a request from the Westfield Residents for Rational
Development to hold a Public Hearing in September because most people
would be on vacation, instead of 8/24/83.

DISCUSSION
WITH PUBLIC

Scheduled Public Hearing for 8/24/83 on motion and second by Comms.
Giuffrida and Sbalcio for a proposed special exception to permit
the conversion of Stillman School, Loveland St., to 28 residential
apartments for applicant Frank Rak. Vote was unanimous. Comm. Passanesi
disqualified himself and Comm. Hutton acted in his place.

SCHEDULED P.H.
8/24/83
S.E. CONVERSION
STILLMAN SCHOOL
SE83-11

Scheduled Public Hearing for 8/24/83 on motion and second by Comms.
Gionfriddo and Giuffrida for a proposed 2 lot resubdivision located
at the corner of Franklin St. and Farm Hill Rd. for applicant/agent
John S. & Joseph Augeri/Atty. Arena. Vote was unanimous.

SCHEDULED P.H.
8/24/83
PROPOSED RESUB-
DIVISION S83-16
AUGERI, JOHN & JOS.
SOLID WASTE
FACILITY

No one appeared in regard to a possible incinerator being located in
the Newfield Street area. A preliminary discussion had been requested.

After lengthy discussion regarding rear lots the Commission requested
that Dir. Reif draft a proposal for future discussion with the Commis-
sion. Many Commissioners expressed their thoughts and ideas in regard
to lot sizes, depth of access, and percentage of rear to standard lots.
The topic is to be placed on the 9/14/83 meeting.

REAR LOTS

A preliminary presentation was made concerning a proposed subdivision
of approximately 80 lots on the east side of Atkins Street. Applicant/
agent Westfield Associates. There was discussion concerning the inter-
pretation of the subdivision regulations' block lengths and open space
requirement. Consensus was that open space was not to be offered to
the City, following the precedent of all past subdivisions, and that
the block length provision was not applicable to this proposal. A
public hearing to consider the revised proposal was scheduled for
9/14/83 on motion and second by Comm. Pattavina and Gionfriddo. Vote
was unanimous.

SCHEDULED P.H. 9/14
WOODLAND TERRACE
SUBDIVISION 80
LOTS - ATKINS &
MIDDLE ST.
S83-15

Dir. Reif reported the land-use study in progress as it relates to the Plan of Development. Goals had been discussed at previous meetings. Additional progress will be reported at subsequent meetings.

DISCUSSION
PLAN OF DEVELOPMENT

On motion and second by Comms. Pattavina and Carta, the Commission voted to consider the Koba subdivision at this meeting. Vote was unanimous. On motion and second by Comms. Gionfriddo and Giuffrida, the Commission approved 2 additional lots located on Middlefield Street in an R-1 zone for applicant/agent Walter and Frances Koba/Attys. Kotchen & Ripper. Vote was unanimous.

APPROVED SUBDIVI-
SION, MIDDLEFIELD
ST., KOBA, WALTER
& FRANCES
S83-13

No Reports

REPORTS

Adjournment 8:45 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION

Minutes prepared by,


Hope F. Kasper