

Chm. Stephen T. Gionfriddo, Sec'y Louis Carta, Comm. Paul P. Parisi, Comm. Sebastian J. Passanesi, Comm. Rose Sbalcio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Alternates: Paul H. Bixby, Stephen Gadoski, Thomas E. Hutton, Jr., and William Pillarella.	COMMISSION MEMBERS PRESENT
Comm. Cos Giuffrida, Comm. Steven J. Leinwand, Mayor Sebastian J. Garafalo, Ex-Officio	MEMBERS ABSENT
Comm. Bixby acted for absent Comm. Giuffrida and Comm. Gadoski acted for absent Comm. Leinwand.	ACTING MEMBERS
Dir. George A. Reif, Planner Nino Martucci, Hope Kasper, Secretary, Beverly Augustine, Assistant Secretary	STAFF
Reporter, WCXN Radio Station and approximately 12 members of the Public	OTHERS
On motion and second by Comms. Bixby and Carta, the Commission approved the minutes of the August 8, 1984 meeting. Vote was unanimous.	APPROVED 8/8/84 MINUTES
The Commission request that language be written by the Director of Planning for the text amendment that was read at the previous meetings. This amendment was regarding signs being placed at the location of an application concerning subdivisions, special exceptions and rezoning. Chm. Gionfriddo requested that we use the City Attorney's opinion as a guide in writing the amendment.	ZONING CODE TEXT AMENDMENT SIGNS
On motion and second by Comms. Parisi and Carta, the Commission tabled a proposed subdivision of 7 lots located on Country Club Road for applicant/agent Joseph Cannatelli/David Mylchreest. Vote was unanimous.	TABLED SUB. COUNTRY CLUB RD. J. CANNATELLI
On motion and second by Comms. Parisi and Sbalcio, the Commission approved the release of the security deposit for Section 3 of Willow Hill subdivision. Vote was unanimous. This was pending a favorable report from Public Works Department.	APPROVED RELEASE OF SECURITY DEPOSIT WILLOW HILL SECTION 3
On motion and second by Parisi and Gadoski, the Commission granted final approved for a 5 lot subdivision located on Millbrook Road, Randolph Road and East Ridge Road. Vote was unanimous. Applicant G. Liljedahl.	GRANTED FINAL APPROVAL SUB MILLBROOK, RANDOLPH RD. & E. RIDGE LILJEDAHL
On motion and second by Comms. Parisi and Hutton, the Commission approved the release of a security deposit for Phase I of Executive View Estates. Applicant/agent Atty. S. J. Cartelli. Vote was unanimous.	APPROVED RELEASE SECURITY DEPOSIT EXECUTIVE VEIW ESTATES PHASE I
On motion and second by comms. Parisi and Carta, the Commission agreed to give final approval for Section I of Royal Oaks Subdivison provided the applicant agree to the stipulation that all required work and features be installed except that items authorized in the Subdivision Regulations for future completion assured by a cash deposit may be the subject of a written contract drawn by the City Attorney. Section I consists of Lots 1 through 6 plus 11 and 12. Applicant/agent Royal Oaks/Atty. Thomas Whtie. Vote was unanimous. Royal Oaks is located near the Durham municipal boundary on South Main Street (AKA Route 17).	AGRRD TO GRANT FINAL APPROVAL ROYAL OAKS SOUTH MAIN ST.

On motion and second by Comms. Sbalcio and Carta the Commission scheduled a Public Hearing on 9/12/84 to consider a child care center located on Miner Street in an R-1 zone for applicant/agent Kinder Care/Atty. Thomas White. Vote was unanimous. P.H. 9/12/84
KINDER CARE
MINER ST.
S.E.

On motion and second by Comms. by Comms. Carta and Sbalcio, the Commission scheduled a Public Hearing on 9/12/84 to consider a special exception to permit an adaptive reuse of old mill building at 471 East Main Street. Applicant/agent Richard Sweet. Former approval expired. Vote was unanimous. P.H. 9/12/84
S.E.
OLD MILL BLDG.
EAST MAIN ST.

On motion and second by Comms. Parisi and Sbalcio, the Commission scheduled a Public Hearing on 9/12/84 to consider a special exception to permit a pet grooming establishemnt and retail services in a TD zone on 197 Main Street for applicant/agent Joseph T. Fitzpatrick. Vote was unanimous. P.H. 9/12/84
S.E.
PET GROOMING
MAIN St.EXT.

On motion and second by Comms.. Parisi and Sbalcio, the Commission approved a special exception to permit a home occupation located on 30 Anderson Road in an R-1 zone for applicant/agent Hope P. Kasper & John T. Kasper. Vote was unanimous. The Commission felt this application was within the Plan of Development and Section 44 of the Zoning Code. APPROVED S.E.
HOME OCCUPA-
TION 30
ANDERSON RD.
H. KASPER

On motion and second by Comms. Parisi and Sbalcio, the Commission approved the proposed new filing fees for applications that come before the Planning and Zoning Commission and the staff. Proposal to be submitted to the Common Council for adoption. Vote was unanimous. APPROVED
FILING FEES

The Commission agreed to extend the Public Hearing for a proposed subdivision on Arbutus Street for applicant/agent Sebastian C. Mazzotta/ T. F. Jackowiak another 30 days. Vote was unanimous. EXTEND P.H.
30 DAYS SUB.
ARBUTUS ST.
MAZZOTTA
REPORTS

No Reports

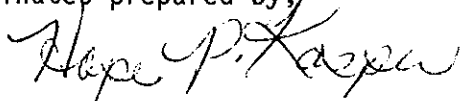
Adjournment 8:35 P.M.

ADJOURNMENT

Approved at the meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,



Hope P. Kasper