

Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, William A. Pillarella, Sebastian J. Passanesi; alternates: Thomas E. Hutton, Jr., Richard Thompson and Stephen Gadomski who arrived at 7:20 P.M.; Dir. P.W. Salvatore Fazzino, Ex-Officio	COMMISSION MEMBERS PRESENT
Mayor Sebastian J. Garafalo, Ex-Officio, Rose Sbalcio, Alternate Paul Parisi	MEMBERS ABSENT
Comm. Thompson acted for Comm. Sbalcio. Comm. Hutton acted for Comm. Passanesi who disqualified himself on the Stoneycrest Dr. proposal.	ACTING MEMBERS
Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary	STAFF
Lucas Held, Reporter, Middletown Press; and approximately 80 members of the audience.	OTHERS
There was a public hearing prior to the Regular Meeting.	P.H. 8/28/85
Walter Dreaheer requested a report concerning the drainage effects of the Bysiewicz subdivision located on East Ridge Road. Chm. Gionfriddo requested this report from P.W. Dir. Fazzino.	DISCUSSION WITH PUBLIC
On motion and second by Comms. Leinwand and Carta the Commission approved the Minutes of the August 14, 1985 meeting. Vote was unanimous.	APPROVED 8/14/85 MINUTES
On motion and second by Comms. Pillarella and Passanesi the Commission voted to consider a preliminary presentation regarding a 52 lot subdivision to be known as Mt. Higby Estates. Vote was unanimous.	PRELIMINARY SUB. 52 LOTS MT. HIGBY ESTATES
Atty. Cartelli requested a preliminary presentation of a 41 lot subdivision to be known as Valley Brook Village.	PREL. 41 LOTS SUB. VALLEY BROOK VILLAGE
On motion and second by Comms. Leinwand and Pillarella the Commission tabled a proposed Zoning Code text amendment regarding buffers. Vote was unanimous.	TABLED TEXT AMENDMENT BUFFERS
On motion and second by Comms. Leinwand and Pillarella the Commission adopted Zoning Code text amendment to change side yards and minimum lot frontage requirements in the Business and Industrial zones. Change becomes effective 9/15/85. Copy of adopted text is on file in the Office of the Town Clerk. Vote was unanimous.	ADOPTED TEXT AMENDMENT Z.C. SIDE YARDS EFF. 9/15/85
Public Works Dir. Fazzino gave the Commission a verbal report regarding the security deposits being held for uncompleted work.	SECURITY DEPOSITS
On motion and second by Comms. Giuffrida and Pillarella the Commission scheduled a public hearing on 9/11/85 to consider a proposed 3 lot subdivision located on Wilcox Road in an R-1 zone. Applicant/agent Frederic L. Jackson/Atty. Carl P. Fortuna. Vote was unanimous.	SCHEDULED P.H. 9/11/85 3 LOTS WILCOX RD. F. JACKSON
After lengthy discussion on motion and second by Comms. Leinwand and Carta the Commission tabled an extension of resource extraction permit pending further information from the Feldspar Corp. The Commission indicated they wanted to hold a public hearing prior to any decision. Vote was unanimous.	TABLED PERMIT RESOURCE EXTRACTION FELDSPAR CORP.
On motion and second by Comms. Leinwand and Pillarella the Commission	

scheduled a public hearing for 9/11/85 to consider a proposed Zoning Code text amendment for item 21.08A entitled Modification of Frontage and Area Requirements, which now permits new lot to be created with street frontages the same as existing lots in the area, so that the new lots: (a) may have street frontage substantially similar as existing lots and (b) may have a non-City water source approved by the Dept. of Health. Applicant/agent Irene Merritt/Atty. Karpel. Vote was unanimous.

SCHEDULED P.H.  
9/11/85 Z.C.  
TEXT AMENDMENT  
PROPOSED SEC-  
TION 21.08A

On motion and second by Comms. Giuffrida and Passanesi the Commission scheduled a public hearing on 9/11/85 to consider an application for the establishment of two new lots, as made possible by Zoning Code item 21.08A, as proposed to be amended. The lot to be divided faces George Street and has a frontage of 145 feet. Applicant/agent Irene C. Meritt/Atty. Philip Karpel. Vote was unanimous.

SCHEDULED P.H.  
9/11/85 Z.C.  
TEXT AMENDMENT  
LOT DIVISION  
GEORGE ST.

On motion and second by Comms. Giuffrida and Passanesi the Commission scheduled a public hearing on 9/11/85 to consider a proposed special exception to permit an auto dealership in an I-2 zone located on 1180 Newfield St. Applicant/agent Louis Soboleski/Atty. Cartelli. Vote was unanimous.

SCHEDULED P.H.  
9/11/85 S.E.  
AUTO DEALERSHIP  
NEWFIELD ST.  
L. SOBOLESKI

The Commission took no action regarding final subdivision approval for Blue Acres Road in the Wesleyan Hills P.R.D.

BLUE ACRES RD.

On motion and second by Comms. Leinwand and Pillarella the Commission approved a special exception to permit an 18 unit apartment building located at Stoneycrest Dr. pending revised site plan. Applicant/agent Nick Fazzino/Atty. S. J. Cartelli. Vote was unanimous. The Commission felt this use was in accordance with the Plan of Development and Section 44 of the Zoning Code. Comm. Passanesi disqualified himself and Comm. Hutton acted in his place.

APPROVED S.E.  
18 UNIT APT.  
STONEYCREST DR.  
N. FAZZINO  
SITE PLAN NOT  
APPROVED

On motion and second by Comms. Leinwand and Giuffrida the Commission approved a special exception to permit expansion of a day care center as depicted on a site plan entitled, Property of Judith Binder and Geoffrey A. Wilcock, latest revision 8/26/85", located at 861 Middle St. Applicant/agent Apple Tree Day Care Center, Inc./David Mylchreest. Vote was unanimous. The Commission felt the use was within the Plan of Development and Section 44 of the Zoning Code.

APPROVED S.E.  
DAY CARE CENTER  
J. BINDER &  
G. WILCOCK

No Reports

REPORTS

Adjournment 9:15 P.M.

ADJOURNMENT

Approved at the Meeting of \_\_\_\_\_

Louis A. Carta, Secretary  
Planning and Zoning Commission

Minutes prepared by,

  
Hope P. Kasper