

Edward F. Button, Chm.; Robert F. Chamberlain; Phillip C. Alexander; David B. Mylchreest; Joseph P. Otfinoski, Alt.

COMMISSION MEMBERS PRESENT

Seb Passanesi; Frederick Congdong, Alt.; Salvatore Lisitano, Alt.

MEMBERS ABSENT

George A. Reif, Dir.; William M. Kuehn; Althea Rinaldi

STAFF MEMBERS

Mrs. R. Maloney and unidentified friend; Phillip Bauer, Engr., Public Works Dept.

OTHERS

Minutes of 8/25/71 were accepted on motion and second by Comms. Mylchreest and Alexander. Comm. Chamberlain abstained from voting.

MINUTES 8/25/71

Crele Const. Co. application for an expansion of a non-conforming use in a R-1 Zone was tabled. Commission members who attended the Public Hearing on 8/11/71 were not present. The next scheduled meeting will be the final meeting within the allowed 60 day decision period.

CRELE CONSTR. CO. NON-CONFORMING USE TABLED

Site plan review of Wesleyan parking lot at College and Hamlin Sts. as part of the off-street parking for University housing on the Goodyear site was accepted on motion and second by Comms. Mylchreest and Chamberlain.

WESLEYAN PARKING GOODYEAR SITE AT COLLEGE & HAMLIN ST

A request by Hagel and Mittleman to purchase a parcel of City owned land in the rear of their property on Main St. Ext. as per sketched, was approved on motion and second by Comms. Chamberlain and Otfinoski.

CITY OWNED LAND REAR OF HAGEL & MITTLEMAN PROPERTY

Proposed Zoning Code modification for individual lots without water and sewer was held for further staff information.

ZONING CODE MODIFICATION FOR INDIVIDUAL LOTS

Orange Road in Wesleyan Hills, was offered to the City as a public road. After a discussion, the Commission decided to get an opinion from the Public Works Dept.

ORANGE ROAD WESLEYAN HILLS

After a discussion on the Wesleyan Hills Green Neighborhood proposal, the Commission felt that if any more approvals for potential projects are to be given, the first neighborhood in the Blue Area should be completed as well as other features of the entire PRD.

GREEN NEIGHBORHOOD WESLEYAN HILLS

Mr. Reif read a letter addressed to all Commissions, Authorities, Boards, Agencies and Committees extending invitation to help coordinate the development of the municipality and general welfare and prosperity of its people. The Commission is seeking assistance in establishing coordination methodology.

DEVELOPMENT COORDINATION LETTER

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A request by the City of Middletown to purchase a parcel of land on Bow Lane from William Mierzejewski was approved on motion and second by Comms. Otfinoski and Chamberlain.

PARCEL OF LAND ON
BOW LANE TO CITY
OF MIDDLETOWN

Anthony Cantanzaro, site plan review, for a new ice vendor machine located on south side of Washington Street adjacent to Phillip 66 gas station, in a B-2 Zone, after a discussion the Commission's decision was that the machine must meet the B-2 Zone front yard set back requirement of 50 feet, on motion and second by Comms. Mylchreest and Alexander.

ANTHONY CANTANZARO
ICE VENDOR
WASHINGTON STREET
B-2 ZONE

Zoning Code Text change to remove C.B.D Exception to Required Off-Street Parking for Retail Establishments, was tabled.

ZONING CODE TEXT
C.B.D.

An established fee of \$10.00 to be charged for a Certificate of Home Occupation was approved on motion and second by Comms. Alexander and Chamberlain, after a roll call vote. Ayes votes included Alexander, Chamberlain, Button and Otfinoski. Comm: Mylchreest abstained from voting.

ESTABLISHED FEE
CERTIFICATE OF
HOME OCCUPATION

Comm. Chamberlain, liaison member to the Midstate Regional Agency gave a short report on the Flood Plain. Comm. Alexander, liaison member to the Redevelopment Agency reported a business mtng. was held and that the Redevelopment was proceeding as schedule.

LAISION MEMBERS
REPORTS

Meeting was adjourned on motion and second by Comms. Mylchreest and Alexander.

ADJOURNMENT

Respectfully submitted

PHILLIP C. ALEXANDER, SECRETARY
COMMISSION ON THE CITY PLAN AND
ZONING