

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vic-Chm.; Cos Giuffrida, Sec'y; Louis A. Carta, Emanuel A. Pattavina, Rose Sbalcio, Alternates: George L. Augustine, Paul H. Bixby, Vincent J. Loffredo

COMMISSION MEMBERS PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio, Seb J. Passanesi, Alternate: Sebastian J. Garafalo, P.W. Dir. Salvatore Fazzino

MEMBERS ABSENT

Alternate George L. Augustine acted for absent Comm. Seb J. Passanesi.

ACTING MEMBER

George A. Reif, Director; Althea Rinaldi, Recorder; Hope Kasper, Transcriber

STAFF

Philip Bauer, Engr., Public Works Dept.; Lucas Held, Reporter, Middletown Press; also 11 members of the audience.

OTHERS

A Public Hearing was held prior to this Meeting. There is a separate transcript of the Public Hearing.

P.H. PRIOR TO MEETING

The Commission acknowledged receipt of Pages 1 - 31 of the 8/25/82 Public Hearing transcript. The Commission approved the minutes of the 8/25/82 meeting on motion and second by Comms. Sbalcio and Carta. Vote was unanimous.

APPROVED 8/25/82 MINUTES

On motion and second by Comms. Sbalcio and Carta, the Commission adopted an amendment to the Zoning Code and Map redesignating the Central Business District from B-3 to B-1 zone. Effective date is 9/20/82. Vote was unanimous.

ADOPTED AMENDMENT ZONING CODE & MAP, CENTRAL BUS. DISTRICT, Z82-10

The Commission adopted an amendment to the Zoning Code on motion and second by Comms. Giuffrida and Gionfriddo to permit Commission modification of frontage and area requirements along City Streets served by City Water and Sewer, if the frontage and area of existing lots were established prior to 1982 and within 1,000 feet, is less than the frontage and area required by the Zoning Code. No new lot shall result with a frontage of less than 50 feet or an area less than 7,500 square feet. Vote was unanimous. Effective date is 9/20/82.

ADOPTED AMENDMENT MODIFICATION OF FRONTAGE & AREA REQUIRED TO ZONING CODE Z82-11

The Commission adopted an amendment to the Zoning Map on motion and second by Comms. Sbalcio and Pattavina to rezone major apartment developments presently located in either the R-1 or R-2 zones to the R-3 zone. These major apartment developments include Sutton Towers, Washington Street, Newfield Towers, Newfield Street, Stoneycrest Towers, Newfield Street, Summerhill/Woodbury Apts., Summerhill Road, New Meadows/Bayberry Crest, Plaza Drive, Stonegate Apartments, South Main Street. Effective date is 9/20/82. Vote was unanimous.

ADOPTED AMENDMENT ZONING MAP MAJOR APARTMENT DEVELOPMENTS Z82-12

The Commission adopted an amendment to the Zoning Code changing the minimum lot width requirement in an IT Zone (Item 25.03) and I-2 Zone (Item 36.03) from the current 75 feet to 200 feet on motion and second by Comms. Gionfriddo and Pattavina. Effective date is 9/20/82. Vote was unanimous.

ADOPTED AMENDMENT ZONING CODE LOT WIDTH, I-2 & IT ZONES Z82-13

On motion and second by Comms. Carta and Gionfriddo, the Commission approved an off-street parking requirement for Richard Bell located on Newfield Street for a mini-warehouse complex with the stipulation a revised site plan be prepared including the following. 1. Low planting buffer along the front of the area designated as truck parking. 2. Designate

APPROVED OFF-STREET PARKING REQUIREMENT RICHARD BELL NEWFIELD ST. SPR82-18

an area for truck parking. 3. Show a retention facility. 4. Items 1 - 3 meet staff approval before a certificate of occupancy is granted. Vote was unanimous.

Director George Reif was appointed to serve on the Sidewalk Committee as the Commission's representative.

DIR. REIF  
SIDEWALK COMM.

The Commission gave an affirmative G.S. 8-24 Report that the scale for the Northend Sanitary landfill was not in conflict with the Plan of Development on motion and second by Comms. Pattavina and Giuffrida. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 SCALE  
NORTHEND SANITARY  
LANDFILL

On motion and second by Comms. Pattavina and Augustine, the Commission gave an affirmative G. S. 8-24 Report for the Police firing range to be located at Mt. Higby Reservoir. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 POLICE FIRING  
RANGE HIGBY RES.

The Commission on motion and second by Comms. Pattavina and Sbalcio gave preliminary approval to Michael Kane Brick Company for an addition of two lots to a subdivision of land located on Tuttle Road in an I-2 Zone with the stipulation that City Sewer be extended to the two lots. Vote was unanimous.

APPROVED ADDED  
TWO LOTS  
KANE BROCK CO.  
NEWFIELD ST.  
S81-9

Comm. Gionfriddo read a letter dated 9/8/82 from Atty. Karpel requesting the Commission table the proposed Zoning Code text and Map change pending completion of a traffic report indicating the total traffic impact on the 36 acres located on Country Club Road, for the Middletown Land Associates. Comm. Loffredo requested the record show that this traffic report would not interfere with his decision; and he felt this had not been a formal request from him. On motion and second by Comms. Carta and Pattavina, the Commission due to Atty. Karpel's request tabled this proposal. Vote was unanimous. Chm. Leinwand disqualified himself on these proposals.

TABLED PROPOSED  
ZONING MAP & TEXT  
AMENDMENT  
MIDDLETOWN LAND  
ASSOCIATES  
COUNTRY CLUB RD.  
Z82-8 & Z82-9

On motion by Comms. Gionfriddo and Sbalcio, the Commission in regard to the Pine Grove Cemetery application deleted subsection (e) (ii) under Item 3 of the additional conditions dated 8/25/82 enclosed with Atty. Howard's letter of 9/1/82, previously accepted at the 8/25/82 Commission Meeting. Subsection (e) shall now read as follows: (e) The streambelt area within the nondisturbance zone may be disturbed only for the construction of the bridge and walk shown on this Site Plan. A final revised site plan including additional conditions shall be filed in the Planning and Zoning Commission's office. Vote was unanimous.

REVISED ADDITIONAL  
CONDITIONS  
PINE GROVE CEMETERY  
CORPORATION  
SE82-12

Dir. Reif presented a review of all the 5 P.R.D.s located in the City to attract the Commission's attention to housing. He also indicated which ones were completed and not completed and that the regulations they originated under was Section 45 which is now obsolete. The history and concepts that lead up to the regulations of P.R.D.s were also explained by Dir. Reif. Comm. Loffredo requested Dir. Reif submit a report on the status of 45.08 and 45.09, make a comparison within the planning circles, and other Towns and Cities with our present regulations, Section 44.08.22, and an over-view of the benefits and draw backs of a P.R.D.

P.R.D. REVIEW

The Commission requested that the language for non-conforming uses (Item 14.04.03) be presented at the next meeting.

NON-CONFORMING  
USES ITEM 14.04.03

On motion and second by Comms. Pattavina and Giuffrida, the Commission approved a special exception to permit an adaptive use of a historically significant building for 2 professional offices and one second floor apartment for applicant/agent, Ronald and Suzanne Nettleton, with the proviso that a revised site plan be prepared to include a loop driveway and 4 parking spaces. Also required was a written agreement to be submitted by the Nettletons that they will agree to maintain the historic exterior of the building in accordance with Section 44.08.26 C. This agreement was not presented by the Nettletons at the 9/8/82 Public Hearing as indicated. This building is located on 31 Broad Street. Vote was unanimous.

APPROVED S.E.  
ADAPTIVE HISTORICAL  
USE, 2 PROF.  
OFFICES & 1 APT.  
31 BROAD ST.  
RONALD & SUZANNE  
NETTLETON  
SE82-14

No Reports

REPORTS

Adjournment 9:05 P.M.

ADJOURNMENT

Cos Giuffrida, Secretary  
PLANNING AND ZONING COMMISSION

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