

Mayor Sebastian J. Garafalo, Ex-Officio, Chm. Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Sebastian J. Passanesi, Rose Sbalcio; alternates: Stephen Gadowski, Thomas E. Hutton, Jr.	COMMISSION MEMBERS PRESENT
Sec'y Louis A. Carta, Steven J. Leinwand, William A. Pillarella, alternates: Paul P. Parisi, Richard Thompson; Dir. P.W. Salvatore Fazzino, Ex-Officio	MEMBERS ABSENT
Comm. Gadowski acted for absent Comm. Carta. Comm. Hutton acted for absent Comm. Leinwand. Comm. Sbalcio was designated as Acting Secretary.	ACTING MEMBER
Dir. George A. Reif, Nino Martucci, Planner, Hope P. Kasper, Secretary	STAFF
Phil Bauer, Engineer, Public Works; Lucas Held, Reporter, Middletown Press and approximately 125 members of the audience.	OTHERS
There was a public hearing prior to the Regular Meeting.	P.H. 9/11/85
Atty. Cartelli requested that a site plan review be considered for Nick Fazzino located on Stoneycrest Dr. This proposal was added to the agenda as New Business.	DISCUSSION-PUBLIC S.P.R. STONEYCREST DR. -NICK FAZZINO
At approximately 9:15 the Chairman called a 10 minute recess.	RECESS
The Commission tabled the minutes of the 8/28/85 meeting.	TABLED MINUTES 8/28/85
Atty. Cartelli requested a preliminary presentation of a 64 lot subdivision located off Maple Shade Road. Comm. Giuffrida disqualified himself from considering waiving the filing fee for the number of lots on a previous application which was withdrawn. No action was taken due to lack of a quorum.	64 LOT SUBDIVISION OFF MAPLE SHADE RD.
Atty. Cartelli requested a preliminary presentation of a 41 lot subdivision to be known as Valley Brook Village. The question of waiving a filing fee from a previous application was tabled pending more information.	41 LOT SUBDIVISION VALLEY BROOK VILLAGE
On motion and second by Comms. Sbalcio and Hutton the Commission tabled a proposed text amendment regarding buffers. Vote was unanimous.	TABLED Z.C. TEXT AMENDMENT-BUFFERS
On motion and second by Comms. Giuffrida and Hutton the Commission scheduled a Public Hearing on 9/25/85 to consider a proposed 52 lot subdivision located off Higby Road. Applicant/agent Robert E. Coughlin, Jr. Trustee. Vote was 5 - 0. Comm. Sbalico abstained from voting.	SCHEDULED P.H. 9/25/85 SUBDIVISION HIGBY RD. ROBERT COUGHLIN, JR.
On motion and second by Comms. Giuffrida and Gadowski the Commission agreed to give final approval to Blue Acre Mini Neighborhood located in the Wesleyan Hills P.R.D. with the stipulation an agreement be executed and a cash deposit of \$20,000 placed in escrow to assure future installation of sidewalks, curbs, and street finish. Applicant Hill Development. Vote was unanimous.	GRANTED FINAL APPROVAL BLUE ACRES MINI NEIGHBORHOOD WESLEYAN HILLS P.R.D.

On motion and second by Comms. Giuffrida and Hutton the Commission authorized release of escrow funds being held for Sections II and III of the Blue Hill Neighborhood in the Wesleyan Hills P.R.D. Applicant Hill Development Corp. Vote was unanimous.	AUTHORIZED RELEASE SECTION II & III BLUE HILL NEIGHBORHOOD - WESLEYAN HILL P.R.D.
On motion and second by Comms. Giuffrida and Gadomski the Commission granted lot certification for a parcel of land as depicted on a map entitled, "Property of Sophie M. Wolak to be conveyed to Robert J. & Esther M. Blade, dated 8/20/85" located on Linbert St. and South Front St. Applicant/agent Robert J. & Esther M. Blade/Atty. Giuliano. Vote was unanimous.	GRANTED LOT CERTIFICATION-LINBERT ST & SOUTH FRONT ST. ROBERT & ESTHER BLADE
On motion and second by Comms. Giuffrida and Hutton the Commission scheduled a public hearing on 9/25/85 to consider a proposed special exception to permit adaptive reuse of historic building for office and retail located at 215 East Main St. Applicant/agent Harry W. Dickerson/LWB Development Co. Vote was unanimous.	SCHEDULED P.H. 9/25/85 S.E. OFFICE & RETAIL 215 EAST MAIN ST. HARRY DICKERSON/LWB DEVELOPMENT CO.
On motion and second by Comms. Hutton and Gadomski the Commission tabled a request from Motorola to install an antenna on a water tank. Vote was unanimous.	TABLED REQUEST FOR ANTENNA
On motion and second by Comms. Passanesi and Hutton the Commission granted modification of lot lines between lots one and two as depicted on a map entitled, "Subdivision of the Bednarz Property, latest revision 7/12/85" located on Wadsworth St. and Aston Lane. Agent T. F. Jackowiak. Vote was unanimous.	GRANTED LOT LINES MODIFICATION-WADSWORTH ST.& ASTON LANE BEDNARZ
On motion and second by Comms. Giuffrida and Hutton the Commission adopted Zoning Code text amendment as follows: a. Delete Section 21.08A; b. Add new Section 21.09 Modification of Frontage and Area Requirements. Effective date of this change is September 30, 1985. Applicant/agent Irene C. Merritt/Atty. Phillip Karpel. A copy of the text amendment is on file in the Office of the Town Clerk. Vote was unanimous.	ADOPTED Z.C. TEXT AMENDMENT SECTION 21.09 EFF 9/30/85 I. MERRITT
On motion and second by Comms. Giuffrida and Gadomski the Commission tabled a proposed lot division located at 21 George St. pending additional information and the new provision does not go into effect until 9/30/85. Vote was unanimous.	TABLED LOT DIVISION 21 GEORGE ST.
On motion and second by Comms. Giuffrida and Hutton the Commission approved a special exception to permit an auto dealership in an I-2 zone as depicted on a site plan entitled, "Land of Richard Bell Showing Development of Parcel for Bridgeside Pontiac, latest revision 9/11/85", located on 1180 Newfield St. Applicant/agent Louis Sobolski. Vote was unanimous. The Commission felt the proposal complied with the Plan of Development and Section 44 of the Zoning Code.	APPROVED S.E. AUTO DEALERSHIP R. BELL - 1180 NEWFIELD ST. L. SOBOLSKI
On motion and second by Comms. Giuffrida and Hutton the Commission granted preliminary approval for a 3 lot subdivision as depicted on a map entitled, "Subdivision of Property of Frederic L. Jackson, latest revision 7/5/85", located on Wilcox Road. Applicant/agent Frederic L. Jackson/Atty. Fortuna. Vote was unanimous.	GRANTED PRELIMINARY APPROVAL 3 LOTS WILCOX RD. F. JACKSON
The Commission tabled a site plan located on Stoneycrest Drive	TABLED S.P.R STONEYCREST DR. NICK FAZZINO

for applicant/agent Nick Fazzino/Atty. Cartelli due to lack of a quorum. Comm. Passanesi disqualified himself and Comm. Sbalcio abstained from voting.

No Reports

REPORTS

Adjournment 9:40 P.M.

ADJOURNMENT

Approved at the Meeting of

Rose Sbalcio, Acting Secretary
Planning and Zoning Commission

Minutes prepared by,

Hope P. Kasper