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| Chm. Stephen T. Gionfriddo, Sec'y Louis A. Carta,<br>Comm. Steven J. Leinwand, Comm. Sebastian J. Passanesi,<br>Alternates: Comm. Paul A. Bixby, Comm. Thomas J. Hutton,<br>Jr., Comm. Stephen Gadomski   | COMMISSION<br>MEMBERS<br>PRESENT   |
| Comm. Cos Giuffrida, Comm. Rose Sbalcio, Comm. Paul P.<br>Parisi, Alternate Comm. William Pillarella  | MEMBERS<br>ABSENT  |
| Comm Gadomski acted for Comm. Giuffrida, Comm. Hutton acted<br>for Comm Parisi and Comm. Bixby acted for Comm. Sbalcio  | ACTING MEMBERS   |
| Dir. George A. Reif, Nino Martucci, Planner, Hone P. Kasper,<br>Secretary, Pamela Jones, Assistant Secretary  | STAFF  |
| Joseph Tirone, WCNX, Lucas Held, Reporter, Middletown Press,<br>and approximately 100 members of the audience. Also<br>Philip Bauer, Engineer, P.W.D.   | OTHERS   |
| On motion and second by Comms. Leinwand and Passanesi, the<br>Commission approved the minutes of the 8/22/84 meeting.<br>Vote was unanimous.  | APPROVED 8/22/84<br>MINUTES  |
| On motion and second by Comms. Leinwand and Hutton, the<br>Commission adopted a requirement for signs to be displayed<br>as a means of informing the public when a public hearing<br>is held by the Commission related to a geographic location.<br>Both the Zoning Code and Subdivision Regulations are amended.<br>The specific provisions are filed in the Office of the Town<br>Clerk. The effective date is October 1, 1984. The require-<br>ment shall be in effect until April 1, 1985. Vote was<br>unanimous. | ADOPTED SIGN<br>REGULATIONS<br>ZONING CODE &<br>SUB. REGS. Z84-4           |
| On motion and second by Comms. Leinwand and Passanesi, the<br>Commission granted approval of a 6 lot subdivision located<br>on Country Club Road in an R-1 zone as depicted on a map<br>entitled, "Proposed Subdivision of Joseph Cannatelli, dated<br>May 1984, revised 8/30/84" contingent on a report from the<br>Public Works Dept. that all pins and monuments are in place.<br>Applicant/agent Joseph Cannatelli, David Mylchreest. Vote<br>was unanimous.  | GRANTED APPROVAL<br>OF 6 LOT SUB.<br>COUNTRY CLUB RD.<br>JOSEPH CANNATELLI |
| On motion and second by Comms. Leinwand and Passanesi, the<br>Commission scheduled a Public Hearing on 10/10/84 to consider<br>amending the Subdivision Regulations in regard to streets.<br>Vote was unanimous.  | SCHEDULED P.H<br>10/10/84 SUB.<br>REGS. STREETS                            |
| On motion and second by Comms. Carta and Leinwand the Comm.<br>adopted a Zoning Code amendment concerning Section 21.07,<br>Frontage Requirements. Effective date is October 1, 1984.<br>See office file for amendment. Vote was unanimous.   | ADOPTED ZONING<br>CODE AMENDMENT<br>FRONTAGE REQUIRE-<br>MENT              |

On motion and second by Comms. Leinwand and Hutton, the Commission tabled a proposed 3 lot subdivision on Round Hill Road for applicant/agent Atillio and Teresa Augeri. Vote was unanimous.

TABLED SUBDIVISION  
ROUND HILL ROAD  
AUGERI

On motion and second by Comms. Leinwand and Gadomski, the Commission authorized release of the cash deposit being held for Chimney Hill Subdivision. Vote was unanimous.

AUTHORIZED RELEASE  
OF CASH DEPOSIT

On motion and second by Comms. Leinwand and Hutton, the Commission granted final approval for a subdivision located on Aston Lane in an R-1 zone for applicant Frank Bednarz/T.F. Jackowiak. Vote was unanimous.

GRANTED FINAL  
APPROVAL ASTON  
LANE F. BEDNARZ

On motion and second by Comms. Leinwand and Hutton the Commission accepted a report from Pratt & Whitney for the Health Department concerning the monitoring of the wells. Vote was unanimous. The Commission requested that the Director thank Pratt and Whitney for the report and advise them to continue to give us an annual report.

ACCEPTED P & W  
REPORT

On motion and second by Comms. Leinwand and Carta the Commission scheduled a Public Hearing on October 10, 1984 to consider a resubdivision located on Congdon Street in an R-1 zone for applicant/agent Frederick G. and Myrtle Congdon/Atty. William Howard. Vote was unanimous.

SCHEDULED P.H.  
10/10/84 RESUB.  
CONGDON STREET  
F. & M CONGDON

On motion and second by Comms. Leinwand and Passanesi the Commission gave an affirmative report on a G.S. 8-24 report for the sale of City owned parcel at N/E corner of Main and Green Street. Applicant Municipal Development Office. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 REPORT MAIN  
AND GREEN STREET

On motion and second by Comms. Leinwand and Hutton the Commission tabled a request for the release of a cash deposit for Phase II of Cedar Village PRD. Vote was unanimous.

TABLED RELEASE  
CASH DEPOSIT  
CEDAR VILLAGE  
PHASE II

On motion and second by Comms. Leinwand and Carta, the Commission granted approval of a 4 lot subdivision located on Arbutus Street in an R-1 zone as depicted on a map entitled, "Subdivision Plan Property of Kelsey Farms, Inc., dated 5/19/84, revised 8/28/84 with the provision that Health Department requirements are met and pins and monuments are set in place. Applicant/agent Sebastian C. Mazzotta/T. F. Jackowiak. Vote was unanimous.

GRANTED  
APPROVAL  
SUBDIVISION  
ARBUTUS STREET  
MAZZOTTA

On motion and second by Comms. Leinwand and Carta, the Commission approved a special exception for an addition to a child care facility located on Miner Street in an R-1 zone for applicant/agent Kinder-Care/Atty. Thomas White, Jr. Vote was unanimous.

APPROVED S.E.  
CHILD CARE  
MINER STREET  
KINDER-CARE

On motion and second by Comms. Leinwand and Passanesi, the Commission approved a special exception to permit an adaptive reuse of the old mill building at 471-475 East Main Street in an R-1 zone for applicant/agent Richard Sweet. Vote was unanimous.

APPROVED S.E.  
OLD MILL BUILDING  
471-475 EAST MAIN  
STREET. RICHARD  
SWEET

On motion and second by Comms. Leinwand and Gadomski, the Commissioner approved a special exception to permit a pet grooming establishment as retail services in a TD zone at 197 Main Street Extension. Vote was unanimous. Applicant/agent Joseph T. Fitzpatrick.

APPROVED S.E.  
PET GROOMING  
197 MAIN ST. EXT.  
JOSEPH FITZPATRICK

The new owners of the undeveloped areas of the Westlake PRD, filed a statement with the Commission and discussed their intention of submitting site plans for the projects. They reported their intentions of finishing Westlake Drive from the northern location south to the Highlands project and their willingness to make a cash contribution to widen the existing pavement from the Highlands to Smith Street.

WESTLAKE P.R.D.

No Reports

REPORTS

Meeting adjourned at 10.12 p.m.

ADJOURNMENT

Received at Meeting of \_\_\_\_\_  
Louis A. Carta, Secretary  
Planning and Zoning Commission

Prepared by,

Hope Kasper

