

Chw. Ann Loffredo, Vice-Chm. John Robinson left at 8:25 P.M. during the public hearing regarding subdivision regulations, Sec'y Stephen Gadowski arrived at 8:30 P.M. during the public hearing regarding subdivision regulations, Robert Bourne, left at 8:25 P.M. during the public hearing concerning subdivision regulations, Sebastian J. Passanesi, Jennifer Alexander, Stephen T. Gionfriddo, W. Lee Osborne

COMMISSION MEMBERS PRESENT

Mayor Paul Gionfriddo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio, Philip Halibozek, Stephen P. Shapiro, Frank Faraci, Jr.

MEMBERS ABSENT

Alternate Comm. Alexander acted for Comm. Gadowski until he arrived at 8:30 P.M. Alternate Comm. Gionfriddo acted for absent Comm. Halibozek and Alternate Comm. Osborne acted for absent Comm. Shapiro. When Comm. Robinson left at 8:25 P.M. Alternate Comm. Alexander acted in his absence.

ACTING MEMBERS

William Warner, Acting Director, Hope P. Kasper, Administrative Secretary, Thomas Nigosanti, Chief Engineer

STAFF

Reporters from the Middletown Press and WCNX and approximately 11 members of the public.

OTHERS

On motion and second by Comms. Robinson and Gionfriddo the Commission approved the minutes of the September 11, 1991 meeting. Vote was unanimous.

APPROVED MINUTES 9/11/91

The Commission acknowledged the Zoning Enforcement Officer's report.

ZEO SIGN REPORT

A motion was made by Comms. Gionfriddo and seconded by Comm. Osborne to send a letter to the Mayor requesting that he retain the position of Zoning Enforcement Officer on a full time basis and to describe to the Mayor the importance of the job. The Commission voted to defeat that motion. Vote was 3 to 4. Commissioners Gionfriddo, Passanesi, and Osborne voted in favor of sending the letter to the Mayor. Commissioners Loffredo, Robinson, Bourne, and Alexander voted in opposition of sending the letter to the Mayor.

ITEM 3.2 DISCUSSION ZEO LAYOFF

On motion and second by Comms. Gionfriddo and Alexander the Commission scheduled a public hearing on October 9, 1991 to consider a proposed Zoning Code text amendment to add Section 44.08.35, "Cluster Design to Produce Open Space Subdivisions" as a special exception in the residential zones having an R prefix. A copy of the proposed amendment is on file in the Office of the Town Clerk. Proponent P & Z Comm. Z91-13. Vote was unanimous.

ITEM 3.3 P.H. 10/9/91 ZONING CDOE TEXT AMENDMENT CLUSTER DESIGN OPEN SPACE SUBDIVISION

On motion and second by Comms. Robinson and Gionfriddo the Commission approved a request to begin the process of calling the cash deposit held for Laurelwood Estates located off Arbutus Street to complete the unfinished work as assured by the contract. Applicant/agent Public Works/Planning and Zoning Office. S87-13. Vote was unanimous.

ITEM 3.4
APPROVED CALLING
CASH DEPOSIT
LAURELWOOD
ESTATES

On motion and second by Comms. Gionfriddo and Bourne the Commission scheduled a public hearing on October 9, 1991 to consider a proposed Zoning Code text amendment to add Section 44.08.36, "Large Lot Environmentally Sensitive Subdivision" which includes Private Roads as a special exception in the R-60 (Residential) zone. A copy of the proposed Zoning Code text is on file in the office of the Town Clerk. Proponent P & Z Comm. Z91-6. Vote was unanimous.

ITEM 3.5
P.H. 10/9/91
ZONING CODE
TEXT AMENDMENT
PRIVATE ROADS

On motion and second by Comms. Gionfriddo and Alexander the Commission approved a lot line revision located at the corner of Phedon Parkway and Nathan Hale Road as depicted on a map entitled, "Property of Edward J. and Celia P. Gasior, dated 2/5/90". Applicant/agent Dean A. Thomasson/Atty. Dean A. Thomasson L91-2. Vote was unanimous.

ITEM 5.1
LOT LINE REVI-
SION PHEDON
PARKWAY & NATHAN
HALE RD

On motion and second by Comms. Gionfriddo and Robinson the Commission scheduled a public hearing on October 9, 1991 to consider a proposed Zoning Code text amendment to change Section 44.08.26, "Historic and/or Architectural Preservation Sites and Structures to include review and comment by the Preservation Board in an advisory capacity. Proponent P & Z Comm. Z91-16. Copies of existing and proposed amendments are on file in the Office of the Town Clerk. Vote was unanimous.

ITEM 5.2
P.H. 10/9/91
ZONING CODE
TEXT AMENDMENT
HISTORIC
PRESERVATION
REVIEW

On motion and second by Comms. Gionfriddo and Bourne the Commission gave an affirmative G.S. 8-24 Report regarding the acquisition of 0.2 of an acre of land from Edmund Specyalsky located on Jackson Street for drainage purposes for Veteran's Memorial Park. Applicant City Attorney. Vote was unanimous.

ITEM 5.3
AFFIRMATIVE
G.S. 8-24 REPORT
JACKSON STREET

There is a separate transcript for the public hearing portion of the meeting.

ITEM 6
P.H. TRANSCRIPT

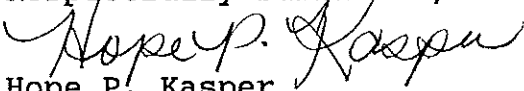
Katchen Coley representing both Your Neighborhood Friends and South Middletown Association stated to the Planning and Zoning Commission members that their organizations have discussed the need of the Zoning Enforcement Officer's position and they have decided to support the position as they feel the position is very necessary and should not be eliminated and it should remain as a full time position. Carl Bolz of the Westfield Residents for Rational Development also stated that his organization had discussed the need of the Zoning Enforcement Officer and they have also decided to support the position and they feel it should remain as a full time position reiterating the words of Katchen Coley.

ITEM 7
DISCUSSION
WITH PUBLIC
ZEO POSITION

Adjournment was at 10:15 P.M.

ADJOURNMENT

Respectfully submitted,


Hope P. Kasper
Administrative Secretary

Approved at the meeting of 10/9/91.