

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos Giuffrida, Comm. Louis A. Carta, Comm. Emanuel A. Pattavina; Alternates: Comm. Paul A. Bixby, Comm. Vincent J. Loffredo, Comm. Thomas Hutton, P.W. Dir. Salvatore Fazzino, Ex-Officio, Alternate Comm. Garafalo arrived at 7:50 P.M.	COMMISSION MEMBERS PRESENT
Mayor Michael J. Cubeta, Jr., Ex-Officio; Comm. Seb J. Passanesi, Comm. Rose Sbalcio,	MEMBERS ABSENT
Dir. George A. Reif, Hope Kasper	STAFF
Lucas Held, Reporter, Middletown Press; and 16 members of the audience.	OTHERS
Comm. Bixby acted for Comm. Passanesi and Comm. Loffredo acted for Comm. Sbalcio.	ACTING MEMBERS
The Public Hearing was delayed for a short time to consider item 6.1 on the Agenda. Comm. Giuffrida arrived at 7:05 P.M. immediately after this item. There is a separate transcript of the Public Hearing.	P.H. 9/28/83
Virginia Renschen requested the Historic Preservation Zone be designated on the Zoning map in the area of the Highland Historic District which is now on the National Register Historic District. The Commission authorized Dir. Reif to make recommendations to follow this proposal.	DISCUSSION WITH PUBLIC HISTORIC PRESERVATION ZONE
On motion and second by Comms. Gionfriddo and Bixby, the Commission approved the minutes of the 9/14/83 meeting. Vote was unanimous. The Comm. acknowledged receipt of the 9/14/83 Public Hearing transcript.	APPROVED 9/14/83 MINUTES 9/14/83 P.H.
On motion and second by Comms. Gionfriddo and Loffredo, the Commission denied a proposed 22 lot subdivision located at the west end of Congdon Street off Newfield Street. Applicant/agent Carlos M. Ortis, Pilgrim Associates/Aecon, Inc. Vote was unanimous. The applicant failed to demonstrate control of land needed to execute their proposal.	DENIED 22 LOT SUBDIVISION CONGDON ST. PILGRIM ASSOC. S83-10
On motion and second by Comms. Loffredo and Giuffrida, the Commission tabled a proposed subdivision to create 3 lots in an R-1 zone located on Bartholomew and Chamberlin Hill Rds. Applicant Leonard Bonalsky. Comm. Gionfriddo disqualified himself. Vote was unanimous. Yes votes were Comms. Leinwand, Giuffrida, Carta, Pattavina, Bixby, and Loffredo.	TABLED 3 LOT SUBDIVISION BARTHOLOMEW & CHAMBERLIN HILL RDS. L. BONALSKY S83-17
On motion and second by Comms. Pattavina and Gionfriddo, the Commission approved division of a parcel of land containing two existing dwellings located on Church Street and Hotchkiss Street for applicant/agent Paul E. and Claudette T. Gamache/Fortuna & Cartelli. Vote was unanimous. This item was considered prior to the Public Hearing.	APPROVED DIVISION CHURCH & HOTCHKISS STS. P. & C. GAMACHE
On motion and second by Comms. Loffredo and Giuffrida, the Commission agreed to the establishment of a lot at the end of Pleasant View Drive which would have 50 feet of frontage and would make provision for the future extension of Pleasant View Drive through the White property to Higby Road. The authorized lot would have the required street frontage once Pleasant View Drive was extended. During the discussion the fact that a cul-de-sac had not been installed at the end of Pleasant View Drive was noted. The Pleasant View Drive subdivision was developed during the 1960's. Applicant David E. and Darlene S. White. Vote was unanimous.	ESTABLISHED LOT PLEASANT VIEW DR. DAVID & DARLENE WHITE

On motion and second by Comms. Loffredo and Gionfriddo, the Commission gave an affirmative G.S. 8-24 Report concerning the abandonment of former Smith Street. Vote was unanimous.

AFFIRMATIVE G.S.
8-24 REPORT
FORMER SMITH ST.

On motion and second by Comms. Giuffrida and Gionfriddo the Commission accepted withdrawal of a proposed resubdivision of property of Kane Brick Co. to establish two additional lots on the e/s of Newfield St. for applicant William Woodman. Vote was unanimous.

WITHDRAWN RESUB-
DIVISION
KANE BRICK CO.
NEWFIELD ST.
S83-14

The Public Hearing was closed on Item 2, proposal for rear lots and Item 3, proposed 90 lot subdivision for applicant Westfield Associates.

Chm. Leinwand read a report from the City Attorney regarding proposed housing located on Washington Street at Old Mill Road.

REPORT

Adjournment 10:08 P.M.

ADJOURNMENT

Minutes prepared by,


Hope P. Kasper

Approved at the Meeting of _____

Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION