

Chw. Annabel Resnisky, Judith Pehota, Linda Reil,
Robert Stefurak , Joseph DeFrancesco

BOARD MEMBERS
PRESENT

Martin Reardon, Evelyn Russo

BOARD MEMBERS
ABSENT

William Warner, Director, Bruce Driska, Zoning En-
forcement Officer

STAFF

On motion and second by Board Members Judy Pehota
and Joseph DeFrancesco the Board approved the minutes
of the August 2, 2007 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
8/2/07 REGULAR
MEETING

Frank Magnotta, the engineer, presented the proposal. Alan
Bellamo, the property owner, submitted several pages of
photographs into the record. Marion Casseeba of 6 Ever-
green Avenue spoke in favor. Ben Ritchie of 23 McKenzie
Drive questioned the proposed layout and requested that a
fence be required along the rear of Lot #2. On motion and
second by Board Members Judy Pehota and Joseph DeFran-
cesco the Board closed the public hearing. Vote was un-
animous. On motion and second by Board Members Judy
Pehota and Joseph DeFrancesco the Board granted a
variance to Section 23.01A with regard to the lot area for
the creation of a new single family lot in the RPZ zone at
42 Silver Street with the condition that a wooden stockade
fence be required along the rear of Lot #2. Vote was un-
animous. Applicant/agent Alan, Paul and JoAnn Bellamo/
Alan Bellamo ZBA2007-16

ITEM 3.1
GRANTED A
VARIANCE TO
SECTION 23.01A
WITH REGARD
TO THE LOT
AREA FOR THE
CREATION OF A
NEW SINGLE
FAMILY LOT IN
THE RPZ ZONE
AT 42 SILVER
STREET

Atty. Ralph Wilson presented the proposal. Bob Landino,
President of Centerplan Development, explained the ap-
plication. Lawrence McHugh, President of the Middlesex
County Chamber of Commerce, spoke in favor of the pro-
posal. Catherine Johnson, 163 College Street, criticized
drive-thrus on Main Street. On motion and second by
Board Members Joseph DeFrancesco and Linda Reil the
Board closed the public hearing. Vote was unanimous.
Chw. Annabel Resnisky disclosed that she did not have
a conflict knowing Atty. Ralph Wilson and shopping at
Brook's Pharmacy. On motion and second by Board
Members Joseph DeFrancesco and Linda Reil the Board
granted a variance to Section 40.03.04A with regard to
inadequate room to construct twenty-four (24) foot aisles
while grading toward abutters on the site of the new
development called Landmark Square to be located in the

ITEM 3.2
GRANTED A
VARIANCE TO
SECTION 40.03.04A
WITH REGARD
TO INADEQUATE
ROOM TO CON-
STRUCT TWENTY-
FOUR (24) FOOT
AISLES WHILE
GRADING TOWARD
ABUTTERS ON THE
SITE OF THE NEW
DEVELOPMENT
CALLED LAND-
MARK SQUARE

B-1 zone at 2 Main Street (the former Middletown Press).
Vote was unanimous. Applicant/agent Centerplan Development, LLC/Atty. Ralph E. Wilson ZBA2007-18

TO BE LOCATED
IN THE B-1 ZONE
AT 2 MAIN STREET
(THE FORMER
MIDDLETOWN
PRESS)

Atty. Ralph Wilson presented the proposal and submitted two (2) letters of support, one from Lawrence McHugh, Middletown County Chamber of Commerce and one from Mayor Sebastian Giuliano, into the record. Bob Landino, President of Centerplan Development, explained the application. Diane Sayers questioned the number of parking spaces. Jennifer Alexander of 110 Washington Street spoke about the proposal and cautioned the board with respect to creating a precedent allowing drive-thrus on Main Street. Catherine Johnson read two (2) letters into the record. Sheila Walsh of Rivers Edge spoke about the proposal and suggested a right turn only onto Union Street. Janice Albert, Vice President of the Rivers Edge Condominium Association, spoke positively about the proposal. On motion and second by Board Members Joseph DeFrancesco and Robert Stefurak the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Joseph DeFrancesco and Robert Stefurak the Board granted a variance to Section 44.08.12A(1) with regard to the amount of feet required for the approach lane for the drive-thru pharmacy on the site of the new development called Landmark Square to be located in the B-1 zone at 2 Main Street (the former Middletown Press) with the condition that the drive-thru be used by the pharmacy only. Vote was unanimous. Applicant/agent Centerplan Development, LLC/Atty. Ralph E. Wilson ZBA2007-18

ITEM 3.3
GRANTED A
VARIANCE TO
SECTION 44.08.
12A(1) WITH RE-
GARD TO THE
AMOUNT OF
FEET REQUIRED
FOR THE AP-
PROACH LANE
FOR THE DRIVE-
THRU PHARMACY
ON THE SITE OF
THE NEW DEVELOP-
MENT CALLED
LANDMARK
SQUARE TO BE
LOCATED IN THE
B-1 ZONE AT 2
MAIN STREET
(THE FORMER
MIDDLETOWN
PRESS)

Board Member Robert Stefurak left the meeting.

Jon-Paul and Lynn DeTour presented the proposal. Tina Ranno-Kachinsky spoke in favor of the application. On motion and second by Board Members Joseph DeFrancesco and Linda Reil the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Joseph DeFrancesco and Linda Reil the Board granted a variance to Section 21.02 with regard to the lot area requirements for an existing lot to be located in the R-45 zone at 941-943 Bow Lane. Vote was unanimous. Applicant/agent Lynn & Jon-Paul DeTour ZBA2007-17

ITEM 3.4
GRANTED A
VARIANCE TO
SECTION 21.02
WITH REGARD
TO THE LOT AREA
REQUIREMENTS
FOR AN EXISTING
LOT TO BE LO-
CATED IN THE R-45
ZONE AT 941-943
BOW LANE

There was no Old Business.

ITEM 4.1
OLD BUSINESS

There was no New Business.

ITEM 5.1
NEW BUSINESS

On motion and second by Board Members Joseph DeFrancesco
and Linda Reil the Board adjourned the meeting at 8:00 p.m.
Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Matt Dodge
Planning Environmental Specialist