

Chm. Stephen T. Gionfriddo, Vice Chm. Cos Giuffrida, Sec'y Louis A. Carta COMMISSION
arrived at 7:05 P.M., Steven J. Leinwand, William A. Pillarella; Alternates MEMBERS
Thomas E. Hutton, Jr. and Richard Thompson. PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Sebastian J. Passanesi, Rose MEMBERS
Sbalcio; Alternates Stephen Gadomski and Paul P. Parisi; Dir. P.W. ABSENT
Salvatore Fazzino, Ex-Officio

Comm. Hutton acted for absent Comm. Passanesi and Comm. Thompson acted ACTING
for absent Comm. Sbalcio. Comm. Pillarella was designated Acting Secretary MEMBERS
until Comm. Carta arrived at 7:05 P.M.

Dir. George A. Reif, Nino Martucci, Planner; Hope P. Kasper, Secretary, STAFF
Dorothy Wilson, Assistant Secretary

Phil Bauer, Engineer, Public Works Dept.; Lucas Held, Reporter, Middletown OTHERS
Press; and approximately 80 members of the public.

There was a public hearing held prior to the Regular Meeting. P.H. 10/9/85

Fred Schettino presented the Commission with letters regarding a home DISCUSSION WITH
occupation located on 7 Stow Ave. issued to Joseph Pitruzzello. Chm. PUBLIC - H.O.
Gionfriddo advised Mr. Schettino the letters will be forwarded to the 7 STOW AVE.
City Attorney. J. PITRUZZELLO

On motion and second by Comms. Giuffrida and Leinwand the Commission APPROVED MINUTES
approved the minutes of the 9/25/85 meeting. Vote was unanimous. 9/25/85

On motion and second by Comms. Leinwand and Hutton the Commission scheduled SCHEDULED P.H.
a public hearing on 12/11/85 to consider a proposed 64 lot subdivision 12/11/85 64 LOT
located off Maple Shade Road. Applicant/agent Trican Realty/Atty. S. SUB. - MAPLE
J. Cartelli. Vote was unanimous. SHADE RD.

On motion and second by Comms. Leinwand and Hutton the Commission scheduled SCHEDULED P.H.
a public hearing on 12/11/85 to consider a 43 lot subdivision located 12/11/85 - 43
on the corner of Highland Avenue and Stevens Lane. Applicant/agent Arbar LOT SUB. - HIGH-
Developers, Inc./Atty. Joseph Borkowski. Vote was unanimous. LAND AVE. &
STEVENS LANE

On motion and second by Comms. Leinwand and Hutton the Commission adopted ADOPTED Z.C. TEXT
Zoning Code text amendment to require buffers between different land AMENDMENT -
uses as Section 12.08.04. Copy of text is on file in the Office of the BUFFERS BETWEEN
Town Clerk. Proponent P & Z Commission. Vote was unanimous. On motion USES
and second by Comms. Leinwand and Hutton the Commission chose November
1, 1985 as the effective date of the amendment. Vote was unanimous.

On motion and second by Comms. Giuffrida and Leinwand the Commission APPROVED LOT
approved lot division as depicted on a map entitled, "Division of Land DIVISION
of Irene C. Merritt, dated 6/6/85" located on 21 George Street with the 21 GEORGE ST
following conditions: (a) well location on each lot shall be approved
by the Health Dept. and (b) houses on both lots shall be connected to
the City sewer system. Applicant/agent Irene C. Merritt/Atty. Philip
Karpel. Vote was unanimous.

On motion and second by Comms. Leinwand and Hutton the Commission granted GRANTED SITE
site plan approval for an 18 unit apartment building as depicted on a PLAN APPROVAL
map entitled, "Property of Joseph & Tina Misenti, latest revision date STONEYCREST DR.
N. FAZZINO

10/1/85" located on Stoneycrest Drive. Applicant/agent Nick Fazzino/Atty. S. J. Cartelli. Vote was unanimous.

On motion and second by Comms. Giuffrida and Leinwand the Commission scheduled a public hearing on 10/23/85 to consider a proposed special exception to permit an addition to a retail building, move a building onto the site, and construct 4 new apartments located on East Main St. in the TD zone. Applicant/agent Cat's Realty, Inc./David B. Mylchreest. Vote was unanimous.

SCHEDULED P.H.
10/23/85 S.E.
EAST MAIN ST.
CAT'S REALTY

On motion and second by Comms. Giuffrida and Carta the Commission established a lot in a previously approved subdivision as depicted on a map entitled, "Land of William Milardo, Lake Ridge Heights, latest revision dated 10/2/85", located on Lake Ridge Heights. Applicant William Milardo. Vote was unanimous.

ESTABLISHED
LOT - LAKE RIDGE
HEIGHTS - W.
MILARDO

The applicant for the Sanseer Mill project was not present at the meeting.

SANSEER MILL

On motion and second by Comms. Leinwand and Giuffrida the Commission interpreted as a permitted accessory use in an ID zone a helicopter landing site to be used in conjunction with the Middlesex Memorial Hospital. Applicant/agent Middlesex Memorial Hospital/Atty. Dwight H. Merriam. Vote was unanimous.

APPROVED HELI-
COPTER LANDING
SITE - MIDDLESEX
MEMORIAL HOSPITAL

On motion and second by Comms. Leinwand and Giuffrida the Commission granted approval to construct 2 model homes on lots 27 and 32 in a proposed subdivision known as Woodland Terrace as depicted on preliminary drawings with the following conditions: (a) No sales transactions of lots shall commence unless final approval of the subdivision is granted, (b) the developer is responsible for the removal of model homes if subdivision is not completed within 2 years of building permit issue date, and (c) no certificate of occupancy shall be issued for the model homes prior to final subdivision approval. Vote was unanimous.

GRANTED CONSTRU-
TION 2 MODEL
HOMES - WOODLAND
TERRACE

On motion and second by Comms. Leinwand and Giuffrida the Commission granted final approval for a 5 lot resubdivision located on Bartholomew Road as depicted on a map entitled, "Resubdivision of Property of Sebastian & Laura Santostefano, dated 9/2/85". Applicant/agent Sebastian & Laura Santostefano/Atty. Borkowski. Vote was unanimous. The Commission decided that sidewalks and a fire alarm box were not needed.

GRANTED 5 LOT
RESUBDIVISION
BARTHOLOMEW RD.
S. & L.SANTOSTE-
FANO

Atty. Sprecher on behalf of his client Whitney Withey questioned the Commission regarding reinstatement of home occupation permit granted to his client. Chm. Gionfriddo advised Atty. Sprecher to wait for a legal opinion from the City Attorney at least until the 10/23/85 meeting.

H.O. - W. WITHEY
1195 S. MAIN ST.

Atty. White requested on behalf of his client that half the sidewalks be eliminated in Royal Oak Park subdivision. On motion and second by Comms. Leinwand and Giuffrida the Commission voted to require all sidewalks, as required by the contract with the City, be installed at the Royal Oak Park subdivision located off South Main Street near the municipal boundary. Vote was unanimous. Two residents of Royal Oak Park objected to the installation of the sidewalks.

ROYAL OAK PARK
SIDEWALKS

Chm. Gionfriddo read a report submitted by the Feldspar Corp. requesting a public hearing at the 12/11/85 meeting to consider their application

FELDSPAR

for an extension a permit. Chm. Gionfriddo requested that Feldspar be present at the October 23rd meeting. Earl Roberts was requested to provide a written statement concerning his complaints.

Chm. Gionfriddo closed the public hearing on items 2.1, 5 lot resubdivision P.H. 10/9/85 located at Bartholomew Rd.; 2.2, 52 lot subdivision located off Higby Rd., applicant/agent Robert E. Coughlin, Jr.; and item 2.3, Plan of Development. Item 2.4, Zoning Code and text amendment proposal was continued until the 10/23/85 meeting.

Adjournment 10:00 P.M.

ADJOURNMENT

Approved at the Meeting of

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper