

Chm. Steven J. Leinwand, Vice-Chm. Stephen T. Gionfriddo, Sec'y Cos Giuffrida, COMMISSION MEMBERS
Comm. Louis A. Carta, Comm. Seb J. Passanesi, Comm. Emanuel A. Pattavina, PRESENT
Comm. Rose Sbalcio, Alternates: Thomas Hutton. Vincent Loffredo, and Paul Bixby. Comm. Bixby arrived at 7:08 P.M.

Mayor Michael J. Cubeta, Jr. Ex-Officio; Dir. Public Works, Salvatore Fazzino, MEMBERS
Ex-Officio; Alternate, Comm. Sebastian Garafalo ABSENT

Philip Bauer, Engineer, Public Works; Dean Olsher, WCNX, Lucas Held, Reporter, OTHERS
Middletown Press and approximately 10 members of the audience.

Dir. George A. Reif, Hope P. Kasper STAFF

Virginia Renschen requested the Commission consider all factors when making a decision regarding subdivisions. DISCUSSION WITH PUBLIC

The Commission acknowledged receipt of the 9/28/83 Public Hearing transcript. ACKNOWLEDGED
On motion and second by Comms. Giuffrida and Pattavina, the Commission approved 9/28/83 P.H.
the minutes of the 9/14/83 meeting. Vote was unanimous. APPROVED
9/28/83 MINUTES

The Commission on motion and second by Comms. Sbalcio and Giuffrida, the Commission accepted withdrawal of a proposed subdivision to create 3 lots in an R-1 zone located on Bartholomew and Chamberlin Hill Rds. for applicant Leonard Bonalsky. Vote was unanimous. ACCEPTED WITHDRAWAL SUBDIVISION BARTHOLOMEW & CHAMBERLIN HILL RDS. S83-17

On motion and second by Comms. Loffredo and Passanesi the Commission tabled and included a request for a legal opinion from the City Attorney. The motion is as follows: "I would so move to table" and ask for "clarification from the City Attorney. My question is, can we require that prior to the building of phase 4 that another egress onto Middle Street will be constructed or some other appropriate egress, whatever that might be. I don't know if there is another appropriate egress. But at the present time there is only one way in and out and that's on Atkins Street. And the question has to deal specifically with going as far as phase 4. Can we make that requirement? Can we make that a condition of preliminary approval? As I understand it, this is going to be built over a series of years. The presentation that I recall is that this is going to take 4 or 5 years to build. I guess he has up to 5 years to complete it. And in light of that, can we as a requirement of phase 4 in the approval of this project that" (access road) "be in place before that phase be built?" Chm. Leinwand and Comm. Giuffrida disqualified themselves on this item. Vice-Chm. Gionfriddo acted as Chairman. Members qualified to vote were: Gionfriddo, Carta, Passanesi, Pattavina, Loffredo and Hutton. Vote was unanimous. TABLED WOODLAND TERRACE ATKINS & MIDDLE STS. S83-15

On motion and second by Comms. Passanesi and Giuffrida, the Commission approved an application to modify two existing lots located on Country Club Road. Vote was unanimous. Approval authorized the transfer of a 10 foot strip of land from one lot to the other. APPROVED LOT MODIFICATION COUNTRY CLUB RD. B. HALL

On motion and second by Comms. Gionfriddo and Passanesi, the Commission approved a lot split located on the w/s of Bartholomew Road for applicant Paul E. Zimmitti and Josephine Ceberek with the provision it meet departmental staff approval. The final lot is 190 feet and was permitted in accordance with section 21.04 of the Zoning Code. Vote was unanimous. APPROVED LOT SPLIT BARTHOLOMEW RD. P. ZIMMITTI & J. CEBEREK

On motion and second by Comms. Pattavina and Giuffrida, the Commission granted reapproval of a subdivision of land consisting of 3 lots on Westfield Street in the R-1 zone for applicant/agent Martin P. Sheehan. Reapproval was granted because the mylar had not been filed in the Town Clerk's Office. Vote was unanimous.

GRANTED RE-APPROVAL 3 LOTS WESTFIELD ST.-M. SHEEHAN, S83-1

On motion and second by Comms. Gionfriddo and Sbalcio, the Commission adopted a text change to the Zoning Code authorizing rear lots as a Special Exception in the R-1 zone for single family residences. Rear lots are defined as: A parcel of land meeting all the specified requirements of the zone except that its public street frontage access strip to its major area shall be no less than twenty-five feet in width." Other characteristics of acceptable rear lots include: that the area be not less than 40,000 square feet plus the access strip all of which shall be in the same ownership; that the rear lot not be separated from a City street by more than the depth of one front lot which is not less than the size required by this Code; that shape shall be such that a rectangle the required size of a front lot shall fit within the proposed rear lot configuration; yard requirements are double those of front lots; not more than two adjacent access strips permitted; the rear lot shall not create a remaining lot; dwelling shall be connected to City water and sewer system; wiring shall be underground if underground in City street; grade of access strip not more than 4 percent for first fifty feet from City street. The introduction shall appear the same as the Essex Code. Vote was unanimous.

ADOPTED TEXT AMENDMENT REAR LOTS Z83-10 ZONING CODE

On motion and second by Comms. Gionfriddo and Carta, the Commission adopted text change to the Subdivision Regulations concerning rear lots authorizing rear lots in new subdivisions which meet the criteria set forth in the Zoning Code with the added stipulation that there shall be not more than one rear lot for each four front lots and access strip shall be not closer than 400 feet measured along the City street in the new subdivision.

ADOPTED TEXT AMENDMENT REAR LOTS SUBDIVISION REGULATIONS

On motion and second by Comms. Gionfriddo and Giuffrida, the Commission adopted the above changes regarding the Zoning Code and Subdivision Regulations to become effective November 1, 1983. Vote was unanimous.

ZONING CODE & SUB. REGS. EFF. 11/1/83

Dir. Reif explained to the Commission the process of designating Historic zones in the already approved Federal Register. The Highland District now has federal designation. The Commission felt this should be explored further and become part of the Plan of Development.

DISCUSSION HISTORIC PRESERVATION ZONES

No Reports

REPORTS

Adjournment 9:20 P.M.

ADJOURNMENT

Minutes prepared by,


Hope P. Kasper

Approved at the Meeting of _____
Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION