

Mayor Sebastian J. Garafalo Ex-Officio, Chm. Stephen T. Gionfriddo, COMMISSION
Vice-Chm. Cos Giuffrida, Sec'y Louis A. Carta, Steven J. Leinwand, William MEMBERS
Pillarella, Rose Sbalcio, Alternates: Stephen Gadowski, Thomas Hutton, PRESENT
Jr. and Richard Thompson, Dir. P. W. Salvatore Fazzino, Ex-Officio

Paul P. Parisi ABSENT MEMBER

Comm. Thompson acted for Comm. Sbalcio who disqualified herself on the ACTING MEMBER
Cat's Realty special exception proposal.

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

Lucas Held, Reporter, Middletown Press and approxiamtely 60 members OTHERS
of the public.

There was a public hearing held prior to the Regular Meeting. P.H. 10/23/85

On motion and second by Comms. Pillarella and Passanesi the Commission APPROVED MINUTES
approved the minutes of the October 9, 1985 meeting. Vote was unanimous. 10/9/85

Chm. Gionfriddo confirmed public hearings scheduled for Trican Realty P.H. 12/11/85
- 64 lots off Maple Shade Rd. and a proposed 43 lot subdivision to be TRICAN REALTY
known as Valley Brook Village on December 11, 1985. & VALLEY BROOK
VILLAGE

Chm. Gionfriddo also cited two other applications being processed which APPS. BEING
include Town Place in Westlake P.R.D., Project 10, east of East Street PROCESSED
and a proposed 84 lot subdivision located on Wilcox, Chamberlain, & WESTALKE P.R.D
Chauncey Rds. 84 LOT SUB.

On motion and second by Comms. Leinwand and Pillarella and amended motion ADOPTED REZONING
by Comms. Sbalcio and Passanesi, the Commission adopted Zoning Code RESIDENTIAL LOTS
text and map amendments to establish a variety of residential lot sizes ZONING CODE TEXT
for single family dwellings and density for attached (multi-family) & ZONING MAP
dwellings and closely related uses. Copy of text and map is on file
in the Office of the Town Clerk. Effective date of amendments as
designated by the Commission is November 6, 1985. Vote was 5 to 2.
Commissioners voting in favor of the amendments were Stephen T.
Gionfriddo, Sebastian J. Passanesi, Rose Sbalcio, Steven J. Leinwand,
and William Pillarella. Commissioners voting in opposition to the
amendments were Louis A. Carta and Cos Giuffrida.

On motion and second by Comms. Gionfriddo and Pillarella the Commission TABLED 52 LOT
tabled a 52 lot subdivision located off Higby Rd. Applicant/agent Robert SUB. OFF HIGBY
E. Coughlin, Jr. Vote was 6 to 1. Commissions voting in favor were RD. - ROBERT
Louis A. Carta, Stephen T. Gionfriddo, William Pillarella, Cos Giuffrida, E. COUGHLIN, JR.
Richard Thompson, and Thomas Hutton. Commissioner voting in opposition
was Steven J. Leinwand. Comm. Thompson acted for Comm. Sbalcio who
disqualified herself. Comm. Hutton acted for Comm. Passanesi who
disqualified himself.

On motion and second by Comms. Leinwand and Carta the Commission REINSTATED HOME
reinstated a home occupation permit for the repair of televisions located OCCUPATION
at 1195 South Main St. issued to Whitney Withey. Applicant/agent Whitney 1195 S. MAIN ST.
Withey/Atty. Sprecher. Vote was 5 to 2. Commissioners voting in favor W. WITHEY
were Stephen T. Gionfriddo, Louis A. Carta, Steven J. Leinwand, Rose
Sbalcio, and William Pillarella. Commissioners voting in opposition

were Cos Guiffrida and Sebastian Passanesi.

On motion and second by Comms. Leinwand and Passanesi the Commission scheduled a public hearing on 12/11/85 to consider a proposed special exception to permit adaptive reuse of the former Woodrow Wilson Middle School for 62 housing units. Applicant C. M. Carr. Vote was unanimous.

SCHEDULED P.H.
12/11/85
ADAPTIVE REUSE
WOODROW WILSON
62 HOUSING UNITS

On motion and second by Comms. Leinwand and Carta the Commission scheduled a public hearing on 12/11/85 to consider an extension of a permit for Feldspar. Vote was unanimous. Chm. Gionfriddo requested that on 11/16/85, at 10:00 A.M., the commission meet on the property of Feldspar to witness an on site visitation of their mining operation.

C.M. CARR
SCHEDULED P.H.
12/11/85 PERMIT
EXTENSION
FELDSPAR

On motion and second by Comms. Giuffrida and Sbalcio the Commission scheduled a public hearing on 12/11/85 to consider a proposed 8 lot resubdivison located on George St. Applicant/agent Theodore Panagopoulos/T. F. Jackowiak. Vote was unanimous.

SCHEDULED P.H.
RESUBDIVISION
GEORGE ST.
T. PANAGOPOULOS

On motion and second by Comms. Leinwand and Pillarella the Commission approved a special exception to permit an addition to a retail building, move building onto site, and construct 4 new apartments located on East Main St. in a TD zone with the condition the site plan be revised to meet all Departmental requirements of Municipal Departments. Applicant/agent Cat's Realty, Inc./David B. Mylchreest. Vote was unanimous. Comm. Sbalcio disqualified herself and Comm. Thompson acted in her place. The Commission found the proposal was in compliance with the Plan of Development and Section 44 of the Zoning Code.

APPROVED S.E.
ADDITION BLDG.
MOVE BLDG. &
CONSTRUCT 4 APTS..
CAT'S REALTY
EAST MAIN ST.

Chm. Gionfriddo closed the public hearing on Item 1, special exception located on East Main St., applicant/agent Cat's Realty, Inc./David B. Mylchreest; and item 2, public hearing to amend Zoning Code and map.

CLOSED P.H.
10/23/85

The Commission decided not to hold the meetings scheduled in November. Commission Leinwand suggested that December 18th be reserved for the 2nd P & Z meeting during the month of December.

CANCELED NOV.
MEETINGS

No Reports

REPORTS

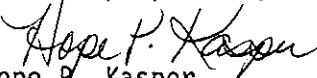
Adjournment 8:20 P.M.

ADJOURNMENT

Approved at the meeting of _____

Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper