

Chw. Barbara Plum, Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Ronald Borelli, Comm. Quentin W. Phipps, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
PRESENT

Comm. Deborah Kleckowski, Comm. John Pieper, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Bruce Driska, Zoning Enforcement Officer, Matt Dodge, Planning Environmental Specialist

STAFF

There were approximately twenty-five (25) members of the public Present. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

No one from the public spoke.

ITEM 2
DISCUSSION
WITH PUBLIC

Gregory Eckart presented the proposal. Discussion regarding department comments ensued. Chw. Barbara Plum asked if there was sufficient room for emergency vehicles. Gregory Eckart indicated there was enough room and that there was a turnaround. No one from the public spoke. On motion and second by Comms. Andrew Rak and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Andrew Rak and James Fortuna the Commission granted final approval of a two (2) lot subdivision of the property of Gregory and Suzanne Eckart located on the west side of Arbutus Street and north of Thimble Rock Road. Vote was unanimous. Applicant/agent Gregory and Suzanne Eckart S2007-6

ITEM 3.1
GRANTED
FINAL APPROVAL OF
A TWO (2) LOT
RESUBDIVISION
OF THE PROPERTY OF
GREGORY AND
SUZANNE
ECKART LOCATED ON THE
WEST SIDE OF
ARBUTUS
STREET AND
NORTH OF
THIMBLE ROCK
ROAD

Atty. Ralph Wilson presented the proposal and explained the Zoning Board of Appeals' variance approvals. Robert Landino, President of Centerplan Development Company, discussed the overview of the proposal. Ray Gradwell, P.E., explained the engineering aspects of the proposal. Peter Bachmann explained the architectural aspects of the proposal. Comm. Carl Bolz requested an explanation of what the site would look like from the bottom of Union Street. Peter Bachmann explained that the site plan did not reflect this point of view. Comm. Carl Bolz asked how much of the parking lot will be seen. Peter Bachman replied that trees and the retaining wall would block the view. John Mancini of BL Companies explained the memorandums that were submitted to the Commission regarding parking and traffic.

ITEM 3.2
GRANTED SITE
PLAN APPROVAL
TO DEMOLISH
THE FORMER
MIDDLETOWN
PRESS BUILDING
LOCATED AT
THE CORNER OF
MAIN AND
UNION STREETS
AND TO CON-

Comm. Carl Bolz questioned the parking spaces and their locations and how will parking be controlled with regard to folks using the YMCA. Robert Landino replied that they want to be good neighbors, that they will reserve spaces with signs pointing towards the rear of the parking lot, that they would set time limits on some spots that would be enforced, but that they will try to be as nice as they can be. Chw. Barbara Plum asked if there would be a rear door entrance to Rite Aid. Robert Landino replied there would be an entrance to a lobby and a corridor connecting to anywhere in the building. Chw. Barbara Plum asked if it would be clearly marked. Robert Landino explained that there will be a directory and signage. Chw. Barbara Plum questioned the loading area and any hindrance to patrons by tractor trailer trucks in the loading area. Robert Landino indicated there would be a small gate to shut down the drive-thru when deliveries occur, which would be once a week. Chw. Barbara Plum questioned the room around the handicapped spots for vehicles to back up. Robert Landino indicated there would be enough room. Chw. Barbara Plum asked if there would be a canopy over the drive-thru. Robert Landino pointed out the canopy on the displayed plan. Comm. Andrew Rak asked for an explanation of access to Martin Luther King Drive. Robert Landino explained this access and its importance. Comm. Ron Borelli asked if there will be a retaining wall on the back side of the property. Robert Landino indicated yes and that it is as part of the grading plan. Comm. Ron Borelli asked if it would affect the roots of trees. Robert Landino explained that they provided enough width of the retaining wall so as not to harm the trees. Comm. Carl Bolz questioned handicapped spot parking. Robert Landino indicated that there is plenty of room so as not to interfere with pedestrians. Comm. Carl Bolz indicated that he would like parking spaces to be separate from the walking area. Robert Landino indicated that he would work with staff on this. Chw. Barbara Plum asked how much change of grade would there be from Union Street. Robert Landino indicated that it was level and that it would start to ramp up after entering the site. Chw. Barbara Plum questioned landscaping and the sight line problem. Robert Landino indicated that the trees will be high enough and that the shrubs will also be higher than 3' 6" high. From the public, Richard Pelletier spoke in favor of the proposal. Lawrence McHugh, President of the Middlesex County Chamber of Commerce, spoke in support of the proposal. Mayor Sebastian N. Giuliano spoke in support of the project. Mary Wallace has concerns over project in that she doesn't like the wall, but supports the proposal. Liz Warner indicated that she does not like the wall. Elizabeth Emery voiced her concerns. Jennifer Alexander had concerns over the project. Catherine Johnson indicated her opposition over the design of the project and presented an alternative layout. Nathaniel Brown is in support of the proposal. Ed McKeown indicated he is opposed to the plan. Mayor Sebastian N. Giuliano discussed the parking issues

STRUCT A NEW BUILDING FOR A RESTAURANT, OFFICES AND A PHARMACY WITH A SPECIAL EXCEPTION FOR A DRIVE-THRU

and indicated the city imposes parking requirements for every applicant. Chw. Barbara Plum read into the record a letter from Sheila Walsh. Robert Landino explained how the wall would appear along Union Street and indicated that retaining walls are a practical solution. Comm. Carl Bolz indicated he would like Robert Landino to review the drawings to show the landscaping along Union Street. Robert Landino explained the view. Comm. Carl Bolz explained the Special Exception regulations and how this proposal blends in with the surrounding structures. Atty. Ralph Wilson stated that the applicant was required to notify the surrounding property owners and abutters, that they all support this plan and that this proposal would enhance the YMCA building. Chw. Barbara Plum questioned the size of the trees along Union Street and that she would like to see larger trees. Robert Landino indicated he would work with staff to put in larger trees. Comm. Quentin Phipps questioned the height of the wall. Robert Landino explained how the wall would look. Discussion ensued regarding the height of the wall. On motion and second by Comms. Andrew Rak and Les Adams the Commission closed the public hearing. Vote was unanimous. A motion to grant Site Plan Approval to demolish the former Middletown Press building located at the corner of Main and Union Streets and to construct a new building for a restaurant, offices and a pharmacy with a Special Exception for a drive-thru was made by Comm. Andrew Rak and was seconded by Comm. Les Adams. A friendly amendment that the applicant work with staff to increase the size of the street trees along Union Street and that a textured walkway going to the rear door of the building was made by Comm. Andrew Rak and seconded by Comm. James Fortuna. Comm. Andrew Rak discussed what could have been proposed. Comm. Ron Borelli indicated he would like to see a chain link fence taken off the site plan. William Warner explained how the trees will be placed, that by approving this plan the parking requirements would be waived and that no further action would need to be taken on this. Discussion ensued. The main motion as amended was approved unanimously. Applicant/agent Centerplan Development, LLC/Ralph E. Wilson SE2007-16

The Commission took a five (5) minute recess and the meeting resumed at 9:32 p.m.

William Warner explained the proposal and the departmental comments and recommended approval according to the comments. On motion and second by Comms. Andrew Rak and James Fortuna the Commission approved a request for modification to the Special Exception approval for Nohl Crest III located off George Street with regards to a change in the entrance design from a two lane drive to a landscaped boulevard entrance. Vote was unanimous. Applicant/agent Shipmen, Sosensky, Randich & Marks, LLC/Atty. Robin Messier Pearson SE2003-7

ITEM 4.1
APPROVED A
REQUEST FOR
MODIFICATION
TO THE SPECIAL
EXCEPTION AP-
PROVAL FOR
NOHL CREST III
LOCATED OFF

GEORGE STREET
WITH REGARDS
TO A CHANGE
IN THE EN-
TRANCE DE-
SIGN FROM A
TWO LANE TO
A LANDSCAPED
BOULEVARD
ENTRANCE

On motion and second by Comms. Carl Bolz and Ron Borelli the Commission scheduled a public hearing date of December 12, 2007 for a proposed Zoning Map amendment to rezone the property of Sebastiano Santostefano located at 210 South Main Street from Mixed Use MX to the SMH Overlay zone. Vote was unanimous. Applicant/agent Rushford Center, Inc./Atty. Richard D. Carella Z2007-4

ITEM 5.1
SCHEDULED
P.H. 12/12/07
FOR A PRO-
POSED ZON-
ING MAP A-
MENDMENT
TO REZONE
THE PRO-
PERTY OF
SEBASTIANO
SANTO-
STEFANO LO-
CATED AT
210 SOUTH
MAIN STREET
FROM MIXED
USE MX TO
THE SMH OVER-
LAY ZONE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of December 12, 2007 for a proposed Zoning Map amendment to rezone the property of Joseph Carta located at 486 Saybrook Road from R-15 Residential to MX Mixed Use. Vote was unanimous. Applicant/agent Joseph Carta Z2007-5

ITEM 5.2
SCHEDULED P.H.
12/12/07 FOR A
PROPOSED ZON-
ING MAP A-
MENDMENT TO
REZONE THE
PROPERTY OF
JOSEPH CARTA
LOCATED AT
486 SAYBROOK
ROAD FROM
R-15 RESIDEN-
TIAL TO MX
MIXED USE

On motion and second by Comms. Andrew Rak and James Fortuna the Commission scheduled a public hearing date of December 12, 2007 for a proposed two (2) lot resubdivision of the property of Mark Winters located at 17 Timber Ridge Road at the intersection with Atkins Street. Vote was unanimous. Applicant/agent Mark Winters S2007-8

ITEM 5.3
SCHEDULED
P.H. 12/12/07
FOR A PRO-
POSED TWO
(2) LOT RESUB-
DIVISION OF

THE PROPERTY
OF MARK WIN-
TERS LOCATED
AT 17 TIMBER
RIDGE ROAD
AT THE INTER-
SECTION WITH
ATKINS STREET

On motion and second by Comms. Carl Bolz and Les Adams the Commission scheduled a public hearing of December 12, 2007 for a proposed two (2) lot industrial resubdivision of the property of Stone Resources, LLC and Guiseppe Capasso located on the west side of Middle Street near the intersection with Boardman Lane. Vote was unanimous. Applicant/agent Stone Resources, LLC & Guiseppe Capasso/Gennaro Martorelli, Esq. S2007-9

ITEM 5.4
SCHEDULED
P.H. 12/12/07
FOR A PRO-
POSED TWO
(2) LOT IN-
DUSTRIAL RE-
SUBDIVISION
OF THE PRO-
PERTY OF
STONE RE-
SOURCES, LLC
AND GUISEPPE
CAPASSO LO-
CATED ON THE
WEST SIDE OF
MIDDLE
STREET NEAR
THE INTER-
SECTION WITH
BOARDMAN
LANE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission scheduled a public hearing date of December 12, 2007 for a proposed Site Plan Review to construct additional medical buildings as part of Phase C of the Medical Development Associates medical complex located at 400 Saybrook Road. Discussion ensued regarding if a public hearing is warranted. Vote was unanimous. Applicant/agent Medical Development Associates, LLC SE2002-5

ITEM 5.5
SCHEDULED
P.H. 12/12/07
FOR A PRO-
POSED SITE
PLAN RE-
VIEW TO
CONSTRUCT
ADDITIONAL
MEDICAL
BUILDINGS
AS PART OF
PHASE C OF
THE MEDICAL
DEVELOPMENT
ASSOCIATES
MEDICAL COM-
PLEX LOCATED
AT 400 SAY-
BROOK ROAD

Councilman Robert Santangelo explained the proposed tenant's Activities. Comm. Andrew Rak questioned if this tenant would be good for an industrial setting. Councilman Robert Santangelo indicated it is in a location within the building that is not suited for industry and that the tenants will enhance the quality of the building.

ITEM 5.6
GAVE AN AF-
FIRMATIVE
G.S. 8-24 RE-
VIEW FOR THE

On motion and second by Comms. Carl Bolz and Andrew Rak the Commission gave an affirmative G.S. 8-24 Review for the leasing of 2,100 sq. ft. at the former Remington Rand building located at 180 Johnson Street to Fellowship Hall, LLC (Narcotics Anonymous). Vote was unanimous. Applicant/agent Economic Development Committee

LEASING OF 2,100 SQ. FT. AT THE FORMER REMINGTON RAND BUILDING LOCATED AT 180 JOHNSON STREET TO FELLOWSHIP HALL, LLC (NARCOTICS ANONYMOUS)

William Warner explained the request, indicated that the applicant did not want to move forward and recommended that the Commission at least approve the use. On motion and second by Comms. Andrew Rak and Les Adams the Commission gave an affirmative G.S. 8-24 Review for the leasing of 3,000 sq. ft. at the former Remington Rand building located at 180 Johnson Street. Vote was unanimous. Applicant/agent Economic Development Committee

ITEM 5.7 GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW FOR THE LEASING OF 30,000 SQ. FT. AT THE FORMER REMINGTON RAND BUILDING LOCATED AT 180 JOHNSON STREET

William Warner discussed the proposed tenant. On motion and second by Comms. Andrew Rak and Les Adams the Commission gave an affirmative G.S. 8-24 Review for the leasing of 3,900 sq. ft. at the former Remington Rand building located at 180 Johnson Street to Coughlin Property Maintenance. Vote was unanimous. Applicant/agent Economic Development Committee

ITEM 5.8 GAVE AN AFFIRMATIVE G.S. 8-24 REVIEW FOR THE LEASING OF 3,900 SQ. FT. AT THE FORMER REMINGTON RAND BUILDING LOCATED AT 180 JOHNSON STREET TO COUGHLIN PROPERTY MAINTENANCE

On motion and second by Comms. Andrew Rak and Les Adams the Commission approved the minutes of the October 10, 2007 Regular

ITEM 6.1 APPROVED THE

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 24, 2007, 7:00 P.M. PAGE 7 OF 7

Meeting. Vote was unanimous.

MINUTES OF
THE 10/10/07
REGULAR
MEETING

Comm. Ron Borelli questioned the Cease and Desist of September 27, 2007. Robert Stefurak questioned the Atkins Street residence being used for storage of construction equipment.

ITEM 6.2
ZEO REPORT

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Ron Borelli the Commission adjourned the meeting at 10:30 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning Environmental Specialist