

Chw. Ann Loffredo, Sec'y Stephen Gadomski arrived at 7:15 P.M., Philip Halibozek, Seb J. Passanesi, Stephen P. Shapiro, Frank Faraci, Jr., Stephen T. Gionfriddo

COMMISSION
MEMBERS
PRESENT

Vice-Chm. John Robinson, Robert Bourne, Cos Giuffrida, Vincent Loffredo

MEMBERS
ABSENT

Alternate Comms. Stephen Gionfriddo and Frank Faraci, Jr. acted for absent Comms. John Robinson and Robert Bourne

ACTING
MEMBER

Dir. George A. Reif, William Warner, Planner, Hope P. Kasper, Administrative Secretary

STAFF

Reporter, Middletown Press and approximately 35 members of the public.

OTHERS

On motion and second by Comms. Faraci and Halibozek the Commission approved the minutes of the September 26, 1990 meeting. Vote was unanimous.

APPROVED
MINUTES
9/26/90

On motion and second by Comms. Gionfriddo and Faraci the Commission continued to table a proposed Introduction and Background portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

TABLED
INTRODUCTION
P.O.D

On motion and second by Gionfriddo and Faraci the Commission continued to table a proposal to amend the City Survey portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

TABLED SURVEY
P.O.D.

On motion and second by Comms. Gionfriddo and Faraci the Commission continued to table proposed amendment to the Recreation portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

TABLED
RECREATION
P.O.D

On motion and second by Comms. Gionfriddo and Faraci the Commission continued to table a proposal to amend and adopt the Housing portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

TABLED
HOUSING
P.O.D.

On motion and second by Comms. Gionfriddo and Faraci the Commission continued to table a proposal to amend and adopt the transportation portion of the Plan of Development. Proponent P & Z Comm. Vote was unanimous.

TABLED
TRANSPORTATION
P.O.D.

On motion and second by Comms. Gionfriddo and Faraci the Commission continued to table a request for final approval of Richards Brook Commerce Park, lots 2 and 3. Applicant/agent Westfield Associates/Atty. Shea S89-6. Vote was unanimous.

TABLED FINAL
RICHARDS
BROOK
SUB

On motion and second by Comms. Gionfriddo and Gadomski to

approve the Commission denied a special exception with minor modifications to the site plan for Woodgate II project located adjacent to Woodgate I, Washington St. near George St. Applicant/agent KLM Associates/Atty. Rome SE88-12. Vote was 4 to 3. Comms. voting in favor were Stephen Gionfriddo, Sebastian Passanesi, Stephen Gadowski, and Ann Loffredo. Comms. voting in opposition were Frank Faraci, Jr. and Stephen Shapiro.

DENIED S.E.
WOODGATE II

On motion and second by Comms. Gionfriddo and Faraci the Commission tabled a discussion involving sidewalks in the Blue Acres Subdivision. The feeling of the Commission is that they wanted to look at the Blue Acres neighborhood. Vote was unanimous.

TABLED
BLUE ACRES
SUB PRD I

On motion and second by Comms. Gionfriddo and Halibozek the Commission voted regarding the yard dispute involving Laurel Grove condos and Mr. Petras, adjoining property owner, to send a letter to Mr. Petras stating their opinion that the yard dispute is a civil matter and does not involve the Planning and Zoning Commission's site plan approval. Applicant/agent Joseph Petras PRD I. Vote was unanimous.

YARD DIS-
PUTE
LAUREL GROVE
CONDOS
P.R.D. I

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted a request for 5 model homes on lots 16, 25, 26, 27, and 28 of the Meadows at Riverbend Subdivision located off East Street with the condition that (a) no certificate of occupancy be granted until all municipal requirements are met; and (b) a restriction placed on the deed that would prohibit a transfer of title until the above conditions are met. Applicant/agent Tuttle Road Associates/Atty. Karpel S90-10. Vote was unanimous.

GRANTED
MODEL HOME
APPROVAL
MEADOWS AT
RIVERBEND
SUB

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted revision to final approval of the Mazzotta Subdivision as depicted on a map entitled, "Subdivision Map Property of Sebastian C. Mazzotta, latest revision dated 10/16/90". Applicant/agent Sebastian Mazzotta S90-14. Vote was unanimous.

REVISION
MAZZOTTA
SUB
DOROTHY DR

On motion and second by Comms. Gionfriddo and Gadowski the Commission granted a request for lot line revision between lots 14 and 15 of the Orchard Hill Subdivision, Phase II. Applicant/agent The Bysiewicz Corp./Atty. Dean Thomasson S88-8. Vote was unanimous.

REVISION
ORCHARD HILL
SUB


There is a separate transcript of the public hearing.

P.H. TRANSCRIPT

Due to a lack of quorum the Commission adjourned their meeting at 10:40 P.M.

Adjournment 10:40 P.M.

ADJOURNMENT

Respectfully submitted,

Hope P. Kasper
Administrative Secretary

*approved
PZ Comm
11/19/90*