

Ralph H. Shaw, II, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Dr. Christie E. McLeod; Edward J. Kalita; Paul P. Parisi; Gerald J. Lentini; Thomas E. Linberry

COMMISSION  
MEMBERS PRESENT

Seb J. Passanesi; George L. Augustine; Conrad J. Tyaack

MEMBERS ABSENT

George A. Reif, Dir.; Catherine V. Raczka, Ass't. Dir.; Althea C. Rinaldi, Sec'y.

STAFF

Philip G. Bauer, Engr., Public Works Dept.

OTHERS

Comm. Lentini acted for absent Seb J. Passanesi

ACTING MEMBERS

Comm. Lineberry acted for Comm. Kalita who left at 9:45 P.M.

Terminated Special Exception for a neighborhood store at 71 Silver Street, owner Maurice Leitzes, on motion and second by Comms. Parisi and Giuffrida. Vote was unanimous.

SPECIAL EXCEPTION  
FOR NEIGHBORHOOD  
STORE-TERMINATED

Granted Special Exception application for a private club at 71 Silver Street for applicant Willie J. Young and owner of premises Maurice Leitzes, on motion and second by Comms. Parisi and Giuffrida, with the following stipulations:

GRANTED SPECIAL  
EXCEPTION FOR  
PRIVATE CLUB-71  
SILVER STREET WITH  
STIPULATIONS

- a. Only one floor of the building is to be used for the club;
- b. Police Dept. recommendations concerning no parking in front of the building and on Silver Street or Eastern Drive be adhered to.

Vote was unanimous.

Approved the application for a Zoning Map amendment to change an area of four (4) acres from I-2, Restricted Industrial to R-1, Restricted Residence, situated on the west side of Route 17, near the City's southern boundary line, for applicants Sebastian and Kathleen J. Scirpo, on motion and second by Comms. Lowry and Lentini. Vote was unanimous.

APP'D. ZONING MAP  
AMENDMENT-I-2 TO  
R-1, ROUTE 17-  
SEBASTIAN AND  
KATHLEEN J. SCIRPO

Adopted Zoning Code amendment for Section 33, B-3 Central Business District, which eliminates the current yard setbacks and substitutes the requirement that any new building retain the yards of its predecessor except that for lots facing Main Street, no yards shall be required, on motion and second by Comms. Kalita and Giuffrida. Yes Votes: Comms. Kalita, Giuffrida, Lentini, Lowry, McLeod, Shaw. No Vote: Comm. Parisi

ADOPTED ZONING  
CODE AMENDMENT  
SECTION 33-B-3  
ZONE REQUIREMENTS

Adopted Zoning Code amendment for Section 40, Off-Street Parking and Loading Regulations, which:

ADOPTED ZONING  
CODE AMENDMENT  
SECTION 40-OFF-  
STREET PARKING AND  
LOADING REGULATIONS

- a. Established requirements of one parking space for each 300 sq. ft. of gross building area per floor;
- b. combined several previous categories into one term titled "Public Assembly for Cultural, Entertainment and/or Recreational Uses" with a requirement of one parking space for each 300 sq. ft. of gross building area per floor;
- c. established requirements for clubs of one parking space for each 50 sq. ft. of gross building area per floor; and
- d. for office, professional buildings or similar uses, established requirement of one parking space for each 500 sq. ft. of gross building floor area; on motion and second by Comms. Parisi and Giuffrida. Vote was unanimous.

Accepted Sawmill Race Track six months progress report confirming continued need for the previously granted Special Exception, on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

SAWMILL RACE TRACK  
6 MONTHS PROGRESS  
REPORT-ACCEPTED

Gave an affirmative G.S. 8-24 report concerning acceptance of Silver Drive into the City's street system on motion and second by Comms. Kalita and Giuffrida. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 REPORT-  
SILVER DRIVE

Ass't. Dir. C.V. Raczka, gave a presentation on the "Structure of Planning and Zoning in Middletown", in which references were made to the past, present and future structure. References were also made to changes that could be made to the Charter Revision provisions.

David Bengston, a member of the Charter Revision Committee followed Ms. Raczka with his presentation.

Gave a negative G.S. 8-24 report concerning concept of declaring the entire City's rehabilitation area, recommending instead that the North End and South Farms neighborhoods be the areas initially designated for rehabilitation, on motion and second by Comms. Parisi and McLeod. Vote was unanimous.

NEGATIVE G.S.8-24  
CITY'S REHABILITA-  
TION-RECOMMENDING  
NORTH END AND SOUT  
FARMS NEIGHBORHOOD

Gave an affirmative G.S. 8-24 report concerning the transfer to the Housing Authority of the site for housing for elderly on Randolph Road near South Main Street, on motion and second by Comms. Parisi and McLeod. Vote was unanimous.

AFFIRMATIVE G.S.  
8-24 REPORT-HOUSIN  
AUTHORITY-RANDOLPH  
ROAD NEAR S. MAIN

Ass't. Dir. C.V. Raczka distributed updated copies of Basic Information to Comm. members. Information compiled will be valuable to old and new residents of Middletown.

BASIC INFORMATION  
DISTRIBUTED

New Laws Related to Planning and Zoning and changes were presented by Ass't. Dir. C. V. Raczka, that had been previously submitted and passed by the 1976 Legislation session.

The Future of Downtown-Post Redevelopment Middletown, Challenge and Opportunity was presented by Ass't. Dir. C.V. Raczka. It related to the CBD and the Planning and Zoning Commission's participation. After Ms. Raczka's report, and discussion approved the proposal for a study of the future of the downtown area by the Commission staff, on motion and second by Comms. Lowry and Parisi. Vote was unanimous.

APP'D. DOWNTOWN  
AREA STUDY BY  
COMMISSION STAFF

Canceled Commission meeting scheduled for November 24th, which would have occurred the evening before Thanksgiving Day, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

MEETING OF 11/24/  
CANCELED

Adjournment 10:30 P.M.

ADJOURNMENT

RESPECTFULLY SUBMITTED

COS GIUFFRIDA, SEC'Y.  
PLANNING & ZONING COMMISSION

Approved at meeting of: