

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm.; Cos Giuffrida, COMMISSION
 Sec'y, Louis Carta, Seb J. Passanesi, Emanuel A. Pattavina, Rose Sbalcio, MEMBERS
 Aternates: George L. Augustine, Paul H. Bixby PRESENT

Michael J. Cubeta, Jr., Mayor, Ex-Officio; Dir. Salvatore Fazzino, Ex- MEMBERS
 Officio, Alternates: Sebastian J. Garafalo, Vincent J. Loffredo ABSENT

George A. Reif, Director: Althea Rinaldi, Hope Kasper STAFF

Philip Bauer, Engr., Public Works Dept.; Lucas Held, Reporter, Middletown OTHERS
 Press; and also 22 member of the Public.

There was a Public Hearing prior to this meeting. There is a separate P.H. PRIOR TO
 transcript of this hearing. MEETING

Prior to approval of the October 27, 1982, the Chairman requested an amend- APPROVED MINUTES
 ment to the minutes. He requested the amendment as follows: After Comm. WITH AMENDMENT
 Giuffrida arrived at the meeting, Comm. Garafalo then replaced Comm. 10/27/82
 Passanesi who was also absent at this meeting. On motion and second by
 Comms. Giuffrida and Gionfriddo, the minutes with the above amendment
 were approved for the Meeting of October 27, 1982. Vote was unanimous.
 The Commission also acknowledge receipt of the October 27, 1982 trans-
 cript.

On motion and second by Comms. Pattavina and Giuffrida, the Commission 882-10
 approved the proposed subdivision of 3 lots on Higby Road for Nora APPROVED SUB-
 Kolman. Applicant/agent T. F. Jackowiak. Vote was unanimous. DIVISION HIGBY RD.
 3 LOTS NORA KOLMAN
 T. F. JACKOWIAK

The Commission on motion and second by Comms. Pattavina and Giuffrida, APPROVED SUB-
 approved the subject on East and Miner Street for Carl Pitruzello with DIVISION 12 LOTS
 the stipulation that all 12 lots meet D.O.T approval and the approval EAST & MINER STS.
 stipulation given by the D.O.T. on lot one be complied with. Also on CARL PITRUZZELLO
 Lots 1 and 7, the driveway be placed as the southerly point on East St. S82-11
 Also on lot 8, the driveway enter and exit onto Miner Street. Vote was
 unanimous.

On motion and second by Comms. Giuffrida and Pattavina, the Commission ADOPTED AMENDMENT
 adopted an amendment to the Zoning Code and Subdivision Regulations ZONING REGULATIONS
 to intergrate new City maps into the site plan and subdivision review pro- & SUBDIVISION REG-
 cedure, Section 55 and Subdivision Regulations, Section B, Preliminary ULATIONS TO INTER-
 Plat. Vote was unanimous. GRATE CITY MAPS
 Z82-15

On motion and second by Comms. Giuffrida and Carta, the Commission ADOPED AMENDMENT
 adopted a proposal to the Zoning Code as it relates to the time ZONING CODE
 period to review and act on a site plan, Section 55. Vote was TIME PERIOD Z82-16
 unanimous.

On motion and second by Comms. Giuffrida and Sbalcio, the Commission REAPPROVED SUB-
 reapproved a subdivision located on Hendley Street for the Estate of DIVISION HENDLEY
 Sienkiewicz. Original approval was on May 26, 1982. Vote was ST. EST. OF
 unanimous. SIENKIEWICZ S82-4

On motion and second by Comms. Sbalcio and Giuffrida, the Commission SCHEDULED P.H.
 schedule a Public Hearing for a subdivision on Boardman Lane and SUBDIVISION 12/8/82
 Middle Street on December 8, 1982. Applicant/agent Middletown Industrial BOARDMAN LAND &
 Corporation. Vote was unanimous. MIDDLE ST. MIDC
 S82-17

The Commission on motion and second by Comms. Giuffrida and Gionfriddo, scheduled a Public Hearing on December 8, 1982 for a Planned Residential Development located on Middle Street and Atkins Street for Westfield Associates. Vote was unanimous. Attorney William Shea represented Westfield Associates.

SCHEDULED P.H.
12/8/82 MIDDLE &
ATKINS STS. PRD-VI
WESTFIELD ASSOC.
SE82-17

On motion and second by Comms. Giuffrida and Sbalcio, the Commission adopted a Zoning Code amendment as it relates to the interchange of non-conforming uses, Section 14. Vote was unanimous.

ADOPTED ZONING
AMENDMENT NON-
CONFORMING USES
Z82-17

On motion and second by Comms. Giuffrida and Sbalcio, the Commission approved a special exception to convert a residence to an office building with parking lot, located at 198 South Main Street, subject to final approval from the Health Department. Applicant/agent Andrea Fassler and Elaine Bank. Vote was unanimous.

APPROVED S.E.
CONVERT RESIDENCE
TO OFFICE BLDG.
198 S. MAIN ST.
FASSLER & BANK
SE82-16

The Commission and staff presented Comm. George L. Augustine with a gift since he did not choose to be reappointed to the Commission due to personal reasons.

GIFT TO COMM.
GEORGE AUGUSTINE

No Reports

REPORTS

Adjournemtn 9:05 P.M.

ADJOURNMENT

Approved at the Meeting of _____

Cos Giuffrida, Secretary
PLANNING & ZONING COMMISSION