

Chm. Stephen T. Gionfriddo, Vice-Chm. Thomas Hutton, Jr. arrived at 7:50 P.M., Secretary Louis A. Carta, Stephen Gadomski, Sebastian J. Passanesi, alternates: Christine Lindquist, Francis Patnaude, Gerard Roccapriore arrived at 7:15 P.M., Richard Thompson

COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafalo, Ex-Officio, Salvatore Fazzino, Dir. P.W., Ex-Officio, Steven J. Leinwand, William Pillarella

ABSENT MEMBERS

Comm. Lindquist acted for absent Comm. Leinwand, Comm. Patnaude acted for absent Comm. Pillarella, and Comm. Thompson acted for Comm. Hutton until he arrived at 7:50 P.M.

ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner; Hope P. Kasper, Secretary

STAFF

Philip Bauer, Engineer, Public Works Dept., James Monopoli, Zoning Enforcement Officer; Lucas Held, Reporter, Middletown Press; and approximately 100 members of the public.

OTHERS

Chm. Gionfriddo closed all the public hearing proposals shown on the legal notice.

P.H. 11/12/86

Ronald Organic requested that the culvert located in the Westfield Heights subdivision be inspected since the culvert is above the level of the brook. Chm. Gionfriddo requested that Philip Bauer, Engineer, investigate the situation.

DISCUSSION WIT PUBLIC

A resident of the Blue Acre Subdivision requested that a waiver for sidewalks be granted.

Earl Roberts requested that the request for a G.S. 8-24 Report concerning the discontinuance of Silvermine Road in the area of Silver St. and O'Brien Dr. be scheduled for Public Hearing at the next meeting. Chm. Gionfriddo stated that the Commission will consider his request later on in the Meeting.

On motion and second by Comms. Gadomski and Patnaude the Commission approved the Minutes of the 11/12/86 meeting. Vote was unanimous.

APPROVED MINUTES 11/12/86

On motion and second by Comms. Gadomski and Passanesi the Commission tabled a request to build a model house on lot #5 instead of lot #4 in the Brechlin subdivision located on the west side of Atkins St. Applicant/agent K & F Associates/Atty. Philip Karpel. Vote was unanimous.

TABLED REQUEST FOR MODEL HOME BRECHLIN SUBDIVISION

On motion and second by Comms. Gadomski and Hutton the Commission scheduled a public hearing on 11/12/86 to consider a proposed special exception to permit conversion of a 1

P.H. 12/10/86 S.E. CONVERT 2 FAMILY DWG 183 EAST MAIN KNELLER

family dwelling to a 2 family dwelling in a T.D. zone located on 183 East Main St. Applicant/agent Philip B. and Patricia Kneller/Atty. Thomasson. Comm. Passanesi disqualified himself and Comm. Thompson acted on his place. Vote was unanimous.

On motion and second by Comms. Gadomski and Hutton the Commission agreed to grant for final approval of a 3 lot subdivision located on Pine Street with the stipulation that the road be repaired where installation of th sewer line was placed to the satisfation of the Public Works Dept. Applicant/agent Helen Giuffrida/McCutcheion & Burr. Vote was unanimous.

GRANTED FINAL APPROVAL 3 LOT SUBDIVISION PINE ST. H. GIUFFRIDA

Request for a one year time extension for a special exception to permit a professional office on Washington St. was withdrawn by the applicant. Applicant Sebastian J. Passanesi.

WITHDRAWN ONE YEAR EXTENSION OF OFFICE BUILDING - WASHINGTON ST. S. PASSANESI

On motion and second by Comms. Passanesi and Hutton the Commission tabled a proposed reduction of parking spaces at the request of the National Park Service (Federal Historic Register Agency). Vote was unanimous.

TABLED REDUCTION OF PARKING SPACES NATIONAL PARK SERVICE

On motion and second by Comms. Gadomski and Hutton the Commission granted site plan approval for the Wesleyan Hills Long Hill Road 110 condominiums dated 3/19/86 with the stipulation that (a) sidewalks be installed as shown on the earlier plan and (b) any other items included in the original plan must be included in the revised plan. Applicant/agent Hill Development Corp./Atty. Ripper. vote was unanimous.

GRANTED SITE PLAN APPROVAL WESLEYAN HILLS LONG HILL CONDOS

On motion and second by Comms. Hutton and Gadomski the Commission scheduled a public hearing on 12/10/86 to consider a proposed 8 lot subdivision located on Westfield St. Applicant/agent John W. Kieft, etal/T. F. Jackowiak. Vote was unanimous.

P.H. 12/10/86 8 LOT SUBDIVISION WESTFIELD ST. J. KIEFT

On motion and second by Comms. Thompson and Hutton the Commission scheduled a public hearing on 12/10/86 to consider a proposed 2 lot subdivision located on Ridgewood road. Applicant/agent John S. Tillotta/T.F. Jackowiak. Comm. Lindquist disqualified herself and Comm. Thompson acted in her place. Vote was unanimous.

P.H. 12/10/86 2 LOT SUBDIVISION RIDGEWOOD RD. J. S. TILLOTTA

On motion and second by Comms. Hutton and Gadomski the Commission granted approval for a request to move the transmission tower from its present location on Round Hill Road back approximately 400 feet of the road for Conn. Radio Fellowship., Applicant/agent Conn. Radio Fellowship/Atty. Howard Wood. Vote was 6 to 1. Comm. Passanesi voted in opposition.

GRANTED APPROVAL RELOCATED TRANSMISSION TOWER ROUND HILL RD. CT. RADIO FELLOWSHIP

On motion and second by Comms. Patnaude and Gadomski the

Commission scheduled a public hearing on 12/10/86 to consider a proposed 10 lot subdivision located on Margarite Road and Prout Hill Road. Applicant/agent United Construction, Inc./T.F. Jackowiak. Vote was unanimous.

P.H. 12/10/86
MARGARTIE RD. &
PROUT HILL RD.
UNITED CONSTRUCTI

On motion and second by Comms. Gadomski and Patnaude the Commission scheduled a public hearing on 12/10/86 to consider a proposed special exception to permit a storage building on 180 Main St. Extension. Applicant/agent Middlesex Supply Co./D. Mylchreest. Vote was unanimous.

P.H. 12/10/86
S.E. STORAGE
BUILDING
180 MAIN ST. EXT.
MIDDLESEX SUPPLY

On motion and second by Comms. Gadomski and Patnaude the Commission agreed to grant final approval for the Williams subdivision located on East Street with the stipulation that the Water/Sewer Depts. verify that water/sewer connections have been made. Applicant/agent Christopher D. and Branda H. Williams/T.F. Jackowiak. Vote was unanimous.

GRANTED FINAL
APPROVAL EAST
STREET
C. WILLIAMS

On motion and second by Comms. Thompson and Gadomski the Commission approved a special exception to permit conversion of an existing 2 family dwelling to a 4 family dwelling located on 144 Pearl Street with the stiupulation that the water service be increased to 1 inch and 3/4 inch meter. Applicant/Agent Rak Realty. Vote was unanimous. Comm. Passanesi disqualified himself and Comm. Thompson acted in his place.

APPROVED S.E.
CONVERT 2 FAMILY
TO 4 FAMILY
F. RAK

On motion and second by Comms. Gadomski and Passanesi the Commission scheduled a public hearing on 12/10/86 to consider a proposed addition to an existing building located at 560 Washington St. in the flood hazard area. Applicant/agent Washington St., Associates/Richard W. Ervolino. Vote was unanimous.

P.H. 12/10/86
ADDITION TO BLDG
560 WASHINGTON ST
R. ERVOLINO

On motion and second by Comms. Patnuade and Hutton the Commission scheduled a public hearing on 12/10/86 to consider a proposed additional building located on Newfield St. in the flood hazard area. Applicant/agent Windsor Best Cleaners/T. F. Jackowiak. Vote was unanimous.

P.H. 12/10/86
ADDLT BLDGE
NEWFIELD ST.
WINDSOR BEST
CLEANERS

On motion and second by Comms. Patnaude and Hutton the Commission scheduled a public hearing on 12/10/86 to consider a request for G.S., 8-24 Report to discontinue Silvermine Road from Silver St. to O'Brien Dr. by the Resource Recovery Authority. Applicant Public Works Dept. Vote was unanimous.

P.H. 12/10/86
G.S. 8-24 REPORT
DISCONTINUE SILVE
MINE RD. FROM SIL
VER ST. TO O'BRIE
DRIVE

On motion and second by Comm. Passanesi and Patnaude the Commission granted preliminary approval for lots 1 through 9 only and rejected lots 10, 11, and 12 as depicted on a map entitled, "Meadow Wood Estates, United Construction Company, latest revision date of 11/3/86", with the stipulation that the developer provide easements in favor of the City of Middeltown for the Water/Sewer Depts. Vote was unanimous.

GRANTED PRELIMINA
APPROVAL LOTS 1
9 MEADOW WOOD
ESTATES FLYNN LAN
UNITED CONSTRUCTI
COMPANY, INC.

Denied request for a waiver of sidewalks. Vote was 3 to 4. Comms. voting in favor of waiver were Comms. Gionfriddo, Hutton, Carta, and Thompson. Comm. voting in oppositon of the waiver were Comms. Lindquist, Patnaude, Gadomski, and Passanesi. Applciant/agent United Construction, Inc./Glenn J. Russo.

On motion and second by Comms. Patnaude and Gadomski the Commission approved a special exception to permit a 2 family dwelling on a lot of record located on 85-87 Grove Street in an R-1 zone. Applicant/agent Joseph S. and Joseph C. Virgadula/Atty. Dowley. Vote was unanimous.

APPROVED 2
FAMILY DWEG
LOT OR RECORD
GROVE ST.
J. & J.
VIRGADULA
ADJOURNMENT

Adjournment 11:30 P.M.

Approved at the Meeting of _____
Louis A. Carta, Secretary
Planning and Zoning Commission

Minutes prepared by,


Hope P. Kasper