

MINUTES OF THE EXECUTIVE SESSION OF THE CITY PLAN AND ZONING COMMISSION
HELD ON THURSDAY, DECEMBER 3, 1959.

PRESENT: Commissioners I. Robert Traverse, Chairman, Arthur J. Dillon, Joseph Misenti and William Warshauer.

ABSENT : Commissioners John Higgins and Sebastian Passanesi

ALSO

PRESENT: The Honorable Harry T. Clew, Mayor and B. Ralph Gustafsson, City Planning Staff.

The Meeting was called to order at 7:42 P.M., by the Chairman, I. Robert Traverse.

The first item handled was the approval or disapproval of "Open or Closed Executive Sessions". It was said that the Redevelopment Agency and the Finance Board of the City of Middletown's Executive Sessions were closed to the Public, and that the Commission acted on the same basis as a jury, and that they were entitled to privately reach an agreement without being interfered with by outside interests. On motion of Commissioner Warshauer, seconded by Commissioner Dillon, it was unanimously voted to hold Executive Sessions closed to the Public.

The petition of Morris Haftel was the second order of business. This petition was for an amendment to the Zoning Ordinance, that Section 7-e be amended to include the following: 750 square feet minimum of living space in 1-story structures and 1200 square feet minimum of living space in 2-story structures, of which not less than 600 square feet shall be on the first floor. The Commissioners felt in general, that 600 square feet on one floor would be inadequate for a floor plan layout, and after a lengthy discussion of pros and cons, keeping in mind that the request concerned the most restricted residential zone in Middletown, a compromise was finally reached to have a minimum total of 1300 square feet for two story buildings, of which at least 650 feet shall be on the first floor, pending consultation of legal advice from Corporation Counsel, Attorney Walter Briggs. On motion of Commissioner Dillon, seconded by Commissioner Misenti, it was unanimously voted to have a minimum of 1300 square feet for a two story building in a Medium Density Residence Zone, with a minimum of 650 square feet allowed on the first floor.

The last item was a preliminary discussion for a Change of Zone from General Residence to Industrial. By following the General Plan of the City of Middletown, it was agreed that the City Plan & Zoning Commission would petition said Zone Change by including into the area the boundaries of Johnson, Catherine, High and Stack Streets, and that a Public Hearing would be held on January 7, 1959.

The meeting adjourned at 9:05 P.M.

Attest:


B. RALPH GUSTAFSSON
CITY PLANNING