

Robert Bourne, Stephen Gadowski arrived at 7:08 P.M., Philip Halibozek, Ann Loffredo, Seb J. Passanesi, John Robinson left at 7:15 P.M., Stephen P. Shapiro arrived at 7:08 P.M., Stephen T. Gionfriddo,

COMMISSION
MEMBERS
PRESENT

Mayor Paul Gionfriddo, Ex-Officio, P.W. Dir. Salvatore Fazzino, Ex-Officio, Jennifer Alexander, Frank Faraci, Jr., Vincent Loffredo

ABSENT
MEMBERS

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

STAFF

Reporter, Middletown Press; Reporter, WCNX; and approximately 50 members of the audience.

OTHERS

Prior to the Regular Meeting the Officers of the Commission were selected. On motion and second by Comm. Bourne and Comm. Gionfriddo the Commission designated Ann Loffredo as Chairwoman, John Robinson as Vice Chairman, and Stephen Gadowski as Secretary of the Planning and Zoning Commission. Vote was unanimous. On motion and second by Comms. Robinson and Passanesi the Commission designated Stephen T. Gionfriddo as their representative to the Midstate Regional Planning Agency. Vote was unanimous. A Commissioner was not designated to the Parking Authority.

P & Z
COMMISSION
OFFICERS

Chw. Loffredo requested that the transcripts of the public hearings be submitted to the Planning and Zoning office.

P.H. TRANS-
SCRIPTS

On motion and second by Comms. Gionfriddo and Robinson the Commission approved the correction to the September 26, 1990 minutes and approved the minutes of the Executive Session held 10/10/90, and approved with an amendment to correct the name of Debra Blatt to Debra Botti shown on the outline of each application, the minutes of the 11/14/90 meeting. Vote was unanimous.

MINUTES
9/26/90,
10/10/90,
11/14/90

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

TABLED P.O.D.

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

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

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

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

On motion and second by Comms. Halibozek and Robinson 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.

On motion and second by Comms. Halibozek and Robinson the Commission continued to table a proposal to amend and adopt the consistency statement and population portions of the Plan of Development. Proponent P & Z Comm. Vote was unanimous

On motion and second by Comms. Halibozek and Robinson the Commission continued to table a proposal to adopt Current Land Use Portion of the Plan of Development including text and maps. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Halibozek and Robinson the Commission continued to table a proposal to amend and adopt the Economic Section of the Plan of Development including text and map. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Halibozek and Robinson the Commission continued to table proposal to amend and adopt the Water/Sewer Section of the Plan of Development including text and maps. Proponent P & Z Comm. Vote was unanimous.

On motion and second by Comms. Halibozek and Robinson the Commission continued to table a proposal to amend and adopt the Implementation Section of the Plan of Development. Proponent P & Z Comm. Vote was unanimous

On motion and second by Comms. Halibozek and Robinson the Commission continued to table: Superseding all sections of the 1976 Plan of Development with the exception of the 1976 Land Use Component and Map. Proponent P & Z Comm. Vote was unanimous.

At this time during the meeting (7:15 p.m.) Commissioner Robinson left and Alternate Commissioner Stephen Gionfriddo acted in his place.

On motion and second by Comms. Gadowski and Gionfriddo the Commission approved the release of cash deposit of \$20,000.00 plus interest less cost of sidewalks in the amount

BLUE ACRES
SUBDIVISION
WESLEYAN HILLS
P.R.D. I

of \$3,920 for Blue Acres Subdivision in the Wesleyan Hills P.R.D. Sidewalk money is to be held for a special project in Wesleyan Hills. Applicant/agent Hill Development/Joseph Lombardo PRDI. Vote was unanimous.

On motion and second by Comms. Gadomski and Gionfriddo the Commission approved release of development security for the Cranberry Lane Estates Subdivision located off Maple Shade Road. Applicant/agent Trican Realty/Michael Cannatta S87-33. Vote was unanimous.

APPROVED RE-LEASE CRANBERRY LANE ESTATES

On motion and second by Comms. Gionfriddo and Shapiro the Commission granted a request to change the phasing of Springbrook II to include a revised Phase III which consists of lots 10 and 14. The Commission denied a request for final approval of Phase III of the Springbrook II Subdivision. Applicant/agent Woodbridge Development Group, Inc./John Milone S87-38. Vote was unanimous.

SPRINGBROOK II SUBDIVISION PHASE III DENIED FINAL APPROVAL PHASE III

On motion and second by Comms. Shapiro and Gadomski the Commission granted site plan approval to allow the construction of model houses on lots 1 and 2 in the Talcott Ridge Subdivision located on Round Hill Road and South Main Street as authorized at the meeting of 10/11/89 with conditions. Applicant/agent Glenn Russo S87-17. Vote was unanimous.

GRANTED SITE PLAN APPROVAL LOTS 1 & 2 TALCOTT RIDGE SUBDIVISION

On motion and second by Comms. Gionfriddo and Gadomski the Commission approved a request for lot revision between lots 2 and 3 reducing the lot area of lot 3 and increasing the area of lot 2 as depicted on a map entitled, "Revised Subdivision Guglielmo & Mary DeBiasio & Victor Rigano latest revision dated 12/8/90", located on 217 Poplar Road. Applicant/agent Guglielmo DeBiasio/T. F. Jackowiak S89-1. Vote was unanimous.

APPROVED LOT REVISION POPLAR RD. DE BIASIO

On motion and second by Comms. Gionfriddo and Halibozek the Commission tabled a request to release cash deposit being held for the Laurel Grove Estates Subdivision Phase III located off Laurel Grove Road. Applicant/agent Stanley Peck S87-39. Vote was unanimous.

TABLED RELEASE OF CASH DEPOSIT LAUREL GROVE ESTATES SUB.

On motion and second by Comms. Gadomski and Shapiro the Commission scheduled a public hearing on January 9, 1991 to consider a proposed 5 lot resubdivision (Large Lot Environmentally Sensitive Subdivision) to be know as Bartholomew Heights II located on 1666 Bartholomew Road. Applicant/agent Joseph Salonia, Jr./Atty. Dowley S90-20. Vote was unanimous.

SCHEDULED P.H. 1/9/91 5 LOT RESUB-DIVISION 1666 BARTHOLOMEW RD.

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on January 9, 1991 to consider a proposed special exception to permit adaptive historic reuse for a gift shop located at 61 East Main St.

SCHEDULED P.H. 1/9/91 S.E. GIFT SHOP 61 EAST MAIN ST.

Applicant/agent Phillip L. Perkins SE90-25. Vote was unanimous.

On motion and second by Comms. Gionfriddo and Gadomski the Commission scheduled a public hearing on January 9, 1991 to consider a proposed 3 lot resubdivision located at Ridgewood Road to be known as Orchard Hill Subdivision, Phase II. Applicant/agent The Ameritage Corp/Atty. Thomasson S90-19. Vote was unanimous. SCHEDULED P.H. 1/9/91 3 LOT RESUB-DIVISION ORCHARD HILL SUB., PHASE II

On motion and second by Comms. Gionfriddo and Halibozeck the Commission scheduled a public hearing on January 9, 1991 to consider a proposed Zoning Code text amendment to change 21.02, Minimum Lot Sizes for new lots and yards. Applicant/agent Bruce Mazzotta/Atty. Dean Thomasson Z90-23. Vote was unanimous. SCHEDULED P.H. 1/1/91 ZONING CODE TEXT AMENDMENT SEC. 21.02

On motion and second by Comms. Shapiro and Halibozeck the Commission scheduled a public hearing on January 9, 1991 to consider a proposed 3 lot resubdivision located on 605 Saybrook Road. Applicant/agent Sinclair Realty Partnership S90-21. Vote was unanimous. SCHEDULED P.H. 1/1/91 3 LOT RESUB-DIVISION 605 SAYBROOK RD.

There is a separate transcript of the public hearing.

On motion and second by Comms. Shapiro and Halibozeck the Commission accepted the reports. Vote was unanimous.

P.H. TRANSCRIPT REPORTS ADJOURNMENT

Adjournment 8:00 P.M.

Respectfully submitted,

Hope P. Kasper
Administrative Secretary

The above minutes were accepted by the Commission at the meeting of _____.