

Paul P. Parisi, Chm.; Eric G. Lowry, Vice-Chm.; Cos Giuffrida, Sec'y.; Vincent J. Loffredo; Dr. Christie E. McLeod; Seb J. Passanesi; Ralph H. Shaw, II; Mayor Anthony S. Marino. Alternate members: Daniel Z. Shapiro; Robert F. Chamberlain; Conrad J. Tyaack

COMMISSION MEMBERS PRESENT

Alternate George L. Augustine MEMBER ABSENT

George A. Reif, Dir.; Althea C. Rinaldi, Sec'y.; Florence Pelc, Recording Sec'y. STAFF

Philip G. Bauer, Eng., Public Works Dept. and approximately 15 other unidentified members of the audience OTHERS

ELECTION OF OFFICERS

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The election of officers and designation of liaison representatives for the coming year was held prior to Public Hearing at 7:30 P.M.

Paul P. Parisi, Chm., on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

Dr. Eric G. Lowry, Vice-Chm., on motion and second by Comms. Giuffrida and Loffredo. Vote was unanimous.

Cos Giuffrida, Sec'y., on motion and second by Comms. Loffredo and Chamberlain. Vote was unanimous. Comm. Chamberlain acted for Comm. Passanesi who arrived a few minutes late at the beginning of the Public Hearing.

Appointed Robert F. Chamberlain, as liaison to the Midstate Regional Planning Agency.

Appointed Dr. Eric G. Lowry, as liaison to the Redevelopment Agency.

Appointed Ralph H. Shaw, II, as liaison to the Inland-Wetland Agency.

Appointed Paul P. Parisi, as liaison to the Parking Authority.

DISCUSSION WITH PUBLIC

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Robert Simmons of Country Club Road requested that no decisions be made on the Knox Subdivision because of the Christmas season many neighbors are not in the area.

Approved the public hearing transcript of Sept. 13, 1978, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

APP'D. PUBLIC HEARING TRANSCRIPT OF SEPT. 13, 1978

Approved minutes of November 8, 1978, on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

APP'D. MINUTES OF NOV. 8, 1978

Approved application for Special Exception to convert a residence located at 41 Crescent St. to offices in the R-4 Zone, for applicant, Middlesex Memorial Hospital on motion and second by Comms. Giuffrida and Lowry. Yes votes were: Comms. Giuffrida, Lowry, Parisi, McLeod, Passanesi. No vote was: Comm. Tyaack, acting for Comm. Loffredo. Comm. Shaw did not participate because he was not present for the Oct. 11, 1978 Public Hearing.

APP'D. SPECIAL EXCEPTION-41 CRESCENT ST MIDDLESEX MEMORIAL HOSPITAL

Gave an extension of 65 day time period to consider a Special Exception to permit a drive-up facility on South Main Street., in the B-2 Zone, on motion and second by Comms. Loffredo and Lowry. Vote was unanimous. Applicant McDonald's Corp.

EXTENSION OF 65 DAY TIME LIMIT FOR A SPECIAL EXCEPTION FOR MCDONALD'S CUR S. MAIN ST.

Approved application for a subdivision of 10 lots located at Reservoir Rd., Coe Ave., Bartholomew Rd., located in the R-1 Zone, with the proviso that an additional lot may be established if an existing house is connected to the water/sewer line within 90 days. Applicant Joseph Borkowski, representing J. Santostefano. Approved on motion and second by Comms. Lowry and Loffredo. Vote was unanimous.

APP'D. SUBDIVISION OF 10 LOTS-RESERVOIR RD., COE AVE., BARTHOLOMEW RD., FOR J. BORKOWSKI-REP. SANTOSTEFANO

Approved two (2) lot subdivision for applicant Mario Pitruzzello, located on Mile Lane, on motion and second by Comms. Lowry and Passanesi. Vote was unanimous.

APP'D. TWO (2) LOT SUBDIVISION-MILE LANE-MARIO PITRUZZELLO

Approved preliminary plan for a subdivision consisting of 67.8 acres to be subdivided into 80 lots, located south of Country Club Rd., between Higby and Ballfall Rds. to be known as "Executive View Estates", for applicant Knox Associates, on motion and second by comms. Lowry and Shaw. Vote was unanimous.

APP'D. PRELIMINARY PLAN FOR SUB. CONSISTING OF 80 LOTS-COUNTRY CLUB RD.-KNOX ASSOCIATES

Approved two (2) lot subdivision for applicants Norman & Beatrice Bette Dym, Coleman Rd., on motion and second by Comms. Giuffrida. Vote was unanimous.

APP'D. TWO (2) LOT SUB.-COLEMAN RD., FOR N.&B.B. DYM

Gave an extension for one (1) year time period for Special Exception for a professional building to be located on Washington St., R-4 Zone for Seb J. Passanesi, on motion and second by Comms. Lowry and Giuffrida. Vote was unanimous.

GAVE EXTENSION FOR ONE (1) YEAR FOR SPECIAL EXCEPTION FOR PROFESSIONAL BLDG. WASHINGTON ST.-SEB J. PASSANESI

Gave final approval for lots 1 thru 6 for Carmello Morello, Old Mill Rd., with the stipulation that \$900.00 be submitted to the City for the installation of sidewalks for lots 4,5,6, on motion and second by Comms. Lowry and McLeod. Vote was unanimous.

APP'D. LOTS 1 THRU 6-OLD MILL RD.-WITH STIP.-\$900.00 FOR INSTALL. SIDEWALKS 4,5,6,-C. MORELLO

Authorized a special sign to identify the Howard Johnson Motel, to be built in conjunction with Metro Square with the stipulation that no additional graphic or sign other than the letters H.J. may appear on the building itself, on motion and second by Comms. Lowry and Passanesi. Yes votes: Comms. Parisi, Lowry, Passanesi, McLeod, Loffredo. No votes: Comms. Giuffrida & Shaw.

AUTHORIZED SPECIAL SIGN-HOWARD JOHNSON MOTEL IN CONJUNCTION WITH METRO SQUARE WITH STIPULATION THAT NO ADDITIONAL GRAPHIC OR SIGN OTHER THAN THE LETTERS H.J. MAY APPEAR ON THE BUILDING ITSELF, ON MOTION AND SECOND BY COMMS. LOWRY AND PASSANESI. YES VOTES: COMMS. PARISI, LOWRY, PASSANESI, MCLEOD, LOFFREDO. NO VOTES: COMMS. GIUFFRIDA & SHAW.

Agreed to approve two (2) lot subdivision for Bruce Hall, located on Country Club Rd., with the stipulation that it meets the approval of the Health Dept., for on site water and septic system, on motion and second by Comms. Loffredo and Lowry. Vote was unanimous.

AGREED TO APPROVE TWO (2) LOT SUB.-COUNTRY CLUB RD.-APPLICANT BRUCE HALL WITH STIPULATION THAT IT MEETS THE APPROVAL OF THE HEALTH DEPT. FOR ON SITE WATER AND SEPTIC SYSTEM, ON MOTION AND SECOND BY COMMS. LOFFREDO AND LOWRY. VOTE WAS UNANIMOUS.

Cancelled Regular Meeting of December 27, 1978, on motion and second by Comms. Loffredo and Shaw. Vote was unanimous.

CANCELLED REGULAR MEETING FOR DEC. 27, 1978

DECEMBER 13, 1978

REPORTS:

REPORTS OF LIAISON
MEMBERS

Robert F. Chamberlain, liaison to Midstate Regional Planning Agency submitted three (3) reports, "Industrial Siting: Constraints for Water Quality"; "Projected Population and Residential Land Use" and "Erosion and Sediment Source Inventory".

Eric G. Lowry, Liaison to Redevelopment Agency reported on the meeting of 12/5/78 that the sale of the land to the Middletown Press was completed. A parcel of land behind St. Mary's was approved. HUD agreed to sign a statement re: South Green so it may go back to court for finalization.

Ralph H. Shaw, II, liaison to Inland-Wetland Agency. No report.

Comm. Shaw commented on several subjects including William St., Middlesex Memorial Hospital application, problems of interior lots, and Housing Survey.

ADJOURNMENT

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Cos Giuffrida, Secretary
PLANNING AND ZONING COMMISSION

Approved at the meeting of _____.