

**AGENDA
THE PLANNING AND
ZONING COMMISSION**

Chm. William A. Holley III (01)
Vice-Chm. Barbara Pium (03)
Sec'y James Fortuna (03)
MEMBERS *Corrine Dorsey (01)*
David Roane (01)
George Lapadula (03)
Andrew Rak (03)
Carl Boiz (03)
John Voh (03)
ALTERNATES *Stephen Gadomski (01)*
Mayor Dominique Thornton
Dir. P.W. Salvatore Fazzino
William Warner, Director
Wayne T. Bell, Zoning
Enforcement Officer

**SEPTEMBER 26, 2001
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:30 P.M.**

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

1. **ROLL TAKING**
2. **DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 2b. **PUBLIC HEARING (See attached Legal Notice)**
3. **OLD BUSINESS**
 - 3.1 Request for a reduction of the cash bond for the Saddle Ridge Subdivision located off Congdon Street. Applicant/agent Larsen, St. John & Johnson, P.C./Walter G. Johnson, Jr. S99-4
 - 3.2 Request for release of the cash bond for the McInerney Industrial Subdivision located off Middle and Bradley Streets. Applicant/agent Delta Building Corp./Douglas Balfour, Vice President S99-12
 - 3.3 Request for Final Approval of Phase V of the Russell Ridge Subdivision located off East Street. Applicant/agent Atty. Michael F. Dowley S91-9
 - 3.4 Request for a revision to a previous Site Plan Approval for the Stone Resources building located on Middle Street to increase the size of the building. Applicant/agent Stone Resources LLC c/o Attorney Martorelli/Frank Magnotta, P.E. SPR2000-4
 - 3.5 Request for Final Approval of Lots #8 and #9 of South Farms Estates located off Millbrook and Lyceum Roads. Applicant/agent Dzialo, Pickett & Allen, P.C./Atty. Philip F. Karpel
 - 3.6 Request for Final Approval of Saddle Ridge Subdivision, Phase II, located off Congdon Street. Applicant/agent Larsen, St. John & Johnson, P.C./Walter G. Johnson, Jr., Attorney at Law S2000-16
 - 3.7 Request for Final Approval of Phase I of the Steeplegate Subdivision located off Atkins Street. Applicant/agent Neubert, PePe & Monteith, P.C./Douglas S. Skalka S96-3
- 3 **NEW BUSINESS**
 - 4.1 Proposed Special Exception to convert the former Grossman's building at 909 Washington Street to a new use as a teenage recreation center, juice bar and dance facility. Applicant/agent US Business Group, LLC/Melanie Montagnon SE2001-6 (Recommend P.H. 10/10/01)
 - 4.2 Proposed three (3) lot resubdivision of the property of Donitta Griffith located on between Ballfall Road and Olympus Parkway. Applicant/agent Donitta Griffith/T.F. Jackowiak S2001-17 (Recommend P.H. 10/10/01)
 - 4.3 Proposed Special Exception to incorporate a design center into a previously approved Site Plan Review for the Stone Resources facility located on Middle Street. Applicant/agent Stone Resources LLC c/o Attorney Martorelli/Frank Magnotta, P.E. SE2001-7 (Recommend P.H. 10/10/01)
 - 4.4 Proposed Zoning Map amendment to rezone the property of Diane Magee etal located on the east side of Newfield Street north of Congdon Street East from the Newfield Street Planned Retail Business Commercial (NPC) zone to the Multi-family (M) zone. Applicant/agent Landmark Development Group, LLC/Michael F. Dowley (Dowley & Associates) Z2001-11 (Recommend P.H. 10/24/01)
 - 4.5 Request for G. S. 8-24 Review for a road bond for various locations throughout the City. Applicant/agent City of Middletown Public Works Department/Thomas Nigosanti, Chief Engineer

- 4.6 Proposed amendment to Section 4.01.01 of the Subdivision Regulations to eliminate applicants' ability to submit reduced plans. Proponent P&Z Commission (Recommend P.H. 10/24/01)
- 4.7 Proposed five (5) lot resubdivision of the property of Mark N. Jenkins located on Old Johnson Lane and Millbrook Road. Applicant/agent Mark Jenkins/Conklin & Soroka, Inc. S2001-20 (Recommend P.H. 10/24/01)
- 4.8 Proposed three (3) lot resubdivision with a Special Exception for a rear lot located at the intersection of Tuttle Road and Morning Glory Drive in The Meadows at Riverbend, Section V. Applicant/agent Tuttle Road Associates/Conklin & Soroka, Inc. S2001-21 (Recommend P.H. 10/24/01)
- 4.9 Proposed eight (8) lot resubdivision of the property of Joseph Mazzotta located on Alsace Terrace. Applicant/agent Joseph Mazzotta S94-2 (Recommend P.H. 10/24/01)
- 4.10 Proposed sixteen (16) lot resubdivision of the property of Kent Scully located off Congdon Street adjacent to Aspen Drive and Quail Run PRD to be known as Saddle Ridge Phase III. Applicant/agent Congdon Street Association, LLC/Bascom/Magnotta S2001-22 (Recommend 11/14/01)
- 4.11 Request for G.S. 8-24 Review for a proposed lease of the parking area at Hubbard Field on East Main Street to Middlesex Hospital. Applicant/agent Middlesex Hospital/Cliff Ashton, Director of Engineering
- 4.12 Proposal to modify the conditions to move the Clinical Day School in the Masonic Temple at 33 Pleasant Street to the rear portion of the building and move the Day Treatment Program for adults to the front portion of the building. Applicant/agent Middlesex Hospital/Terri DiPietro, OTR/L, Manager, Clinical Day School and Psychiatric Day Treatment Programs

5. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS

- 5.1 Minutes of 7/25/01 Regular Meeting
- 5.2 ZEO Report

6. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING

7. ADJOURNMENT

ALTERNATES: C. Bolz, S. Gadomski, J. Voli