



|            |  |
|------------|--|
| Chm.       | Stephen Devoto (21)  |
| MEMBERS    | Nicholas Fazzino (21)<br>Richard Pelletier (23)<br>Tyrell Brown (21)<br>Thom Pattavina (23)<br>Catherine Johnson (23)<br>Marcus Fazzino (21) |
| ALTERNATES | Kellin Atherton (23)<br>Shanay Fulton (23)<br>James O'Connell (21)   |
| Ex-Officio | Mayor Ben Florsheim  |
| Staff      | Marek Kozikowski, AICP, City Planner<br>Joseph Samolis – Director of PCD   |

## REVISED AGENDA

WEDNESDAY, FEBRUARY 12, 2020  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.

1. Pledge of Allegiance
2. Roll Taking
3. Items removed from the agenda and why
4. Public comment on items on agenda which are not currently scheduled for a public hearing
5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)
6. Public Hearings (when scheduled)
  1. Continued: Proposed three (3) lot subdivision at 584 Atkins Street (Atkins Ridge) between Brechlin Road and Timber Ridge Road in the R-60 Residential Zone. Applicant/agent Cocomo II, LLC S2019-3 *(To be rescheduled to March 11, 2020 per applicant)*
  2. Special Exception application proposing a 17 Unit Multi-Family Development at 0 & 61 West Street in the MX Zone. Applicant/agent DelFavero Associates, Inc. SE2019-9 *(Postponed by applicant to February 26, 2020)*
7. Old Business
8. New Business
  1. Proposed amended site plan (SPR2017-72) to modify the footprint of Building 1 to accommodate Retail and Automotive Use for the property of Washington West, LLC located at 804 Washington Street. Applicant/agent Washington West, LLC / Abe Kaoud SPR2020-2 *(Date of receipt 2/12/20)*
  2. Request for a five (5) year extension for Permit #SE2015-4 and Site Plan Approval for the South Cove Residential Development located at 225 River Road and 35 Eastern Drive. Applicant/agent Turkey Hill LLC/ Martin Smith SE2015-4 *(Date of receipt 1/22/20)*
  3. Schedule a Public Hearing for a Special Exception for a Home Day Care for children at 72 Pond Place in the R-1 Zone. Applicant/agent Valerie Demeze SE2020-1 *(Date of receipt 1/22/20) (Suggested date February 26, 2020)*



4. Schedule a public hearing for a re-subdivision to convert parcel (30-0201) Brown Street into a building lot. Applicant/agent Brad Baker S2020-1 (*Suggested date February 26, 2020*)
5. Schedule a public hearing for a text amendment to Section 71 (Amendment Procedure) of the Middletown Zoning Code. Applicant/agent City of Middletown PCD Dept. Z2020-1 (*Suggested date of public hearing March 11, 2020*)
6. Schedule a public hearing for text amendments to Sections 61 and 40 to modify language related to prohibited uses, rooming houses and clinics in the Middletown Zoning Code. Applicant/agent City of Middletown PCD Dept. Z2020-2 (*Suggested date of public hearing March 11, 2020*)
7. Schedule a public hearing for a text amendment to Section 61 of the Middletown Zoning Code to allow motor vehicle uses in the Transitional Development zone. Applicant Agent/John Sheil. Z2020-3

**9. Public comment on topics which are not or have not been the subject of a public hearing**

**10. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

- 10.1 Minutes of January 8, 2020 Meeting
- 10.2 Other Commission Affairs
  - a. River-Cog Report
- 10.3 Report from by-laws subcommittee
- 10.4 POCD subcommittee

**11. Adjournment**

**Alternates: 1) Kellin Atherton; 2) Shanay Fulton; 3) James O'Connell**

**If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.**