

Approved
January 21,
2020

BOROUGH OF NEW MILFORD
PLANNING BOARD
COMBINED SESSION MINUTES

November 26, 2019

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:37 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Members Present: Mr. Howard Berner, Ms. Kerri Capasso, Councilwoman Hedy Grant, Councilman Ira Grotzky, Mr. Frank Mottola, Mr. Tomy Thomas, Ms. Tina DeLucia Alt. 2, Mr. Arthur Neiss – Atty., Mr. Paul Grygiel – Planner, and Chairman Angelo DeCarlo. **Absent:** Mr. John DaCosta and Ms. Joanne Prisendorf. **Excused:** engineer

Proposed Affordable Housing Ordinance - Mr. Paul Grygiel, borough planner, reviewed the proposed ordinance to the Affordable Housing Ordinance, which Councilwoman Grant said the Mayor and Council referred to the board for its recommendation regarding consistency with the Master Plan. It will be voted on at the next Mayor and Council meeting on December 16. Mr. Grygiel noted that the Planning Board can make recommendations if the board votes to do so.

The borough hired an administrative firm as a consultant to process the affordable housing units. The changes relate to adding information to rezone property, use variance and the number of housing units which would require affordable housing. This is a format that is standard in use around the state. Mr. Grygiel indicated section 2018:13 inclusionary housing requirements for rezoning and variances, now is in 32-1.5, page 7, this is unchanged. Also, in 2016 was the change in public fee ordinance will be in section 32-2, page 25. New Milford is in the region of Bergen, Hudson, Sussex and Passaic counties.

After discussion Mr. Mottola made a motion that the board finds the changes to the land development ordinance for affordable housing not inconsistent with the master plan on the advice or our planner second by Mr. Berner. Roll call in favor Mr. Berner, Ms. Capasso, Councilwoman Grant, Councilman Grotzky, Mr. Mottola, Mr. Thomas, Ms. DeLucia and Chairman DeCarlo; none opposed; motion approved. Recording Secretary will send a memo to the Borough Clerk.

Sub-committee – Bylaws: with the changes recommended to the bylaws before they can be adopted the land use ordinance needs to be updated. These changes included in the ordinance will give detail and guidance for applicants to comply with land use regulations. In order to accomplish this the board will make the recommendation to the Mayor and Council where they will make the decision.

2020 Meeting Calendar – After review and discussion Chairman DeCarlo entertained a motion

to accept the 2020 meeting as printed. The motion was made by Councilman Grotsky second Ms. Capasso. All in favor, none opposed.

There was discussion of the RFQ's. Chairman DeCarlo informed the board that there was one received for the attorney, which we can review next month. We generally follow the leadership of the Mayor and Council on appointment for the engineer and planner. We are an autonomous board and can appoint an engineer and planner but for consistency we stay with the Mayor and Council. It was requested member receive copies of all RFQ's.

The next meeting is scheduled for December 17, 2019.

Let the record reflect there are no members of the public in attendance.

There being no further business Chairman DeCarlo entertained a motion to adjourn. Motion made by Councilwoman Grant second by Ms. DeLucia at 8:25 p.m., all in favor.

Respectfully submitted,
Lisa C. Sereno