



BOROUGH OF NEW MILFORD

PLANNING BOARD PUBLIC SESSION MINUTES

March 19, 2019

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:40 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Members Present: Ms. Kerri Capasso (7:56), Councilwoman Hedy Grant, Councilman Ira Grotsky, Mr. Frank Mottola, Ms. Joanne Prisorndorf, Mr. Tomy Thomas, Ms. Tina DeLucia Alt. 2, Mr. Arthur Neiss – Atty., Ms. Nicki Louloudis – Eng., and Chairman Angelo DeCarlo. **Absent:** Mr. Howard Berner, Mr. John DaCosta, Mr. Jeffrey Geltman, Alt. 1. **Excused:** Mr. Paul Grygiel – Planner

Minutes: February 26, 2019, Chairman DeCarlo asked if there were any additions, deletions or corrections. There being none Chairman DeCarlo entertained a motion to accept as printed. Motion made by Ms. Prisorndorf second Councilwoman Grant. In favor: Councilwoman Grant, Councilman Ira Grotsky, Mr. Mottola, Ms. Joanne Prisorndorf, Mr. Thomas and Chairman DeCarlo. Abstained: Ms. Capasso.

Application – 125 Prospect Avenue, application #19-02. Mr. Dean Stamos, attorney of Ferraro & Stamos 22 Paris Avenue, Rockleigh, is appearing on behalf of Mr. Mark Madaio, attorney who had a conflict. Copies of a plan revision were received prior to the meeting. Mr. Stamos described the difference of the current submission is the building envelope was eliminated. This is a subdivision from one lot to two conforming lots. The assumption was made by the attorney that the house and any other accessory structures would be demolished if the subdivision is approved. The question was raised of when the house needs to come down and the subdivision is perfected. Board attorney Mr. Neiss indicated they can get approval for subdivision which is public record. Once they seek to develop approval will be needed. Mr. Stamos stated the purpose of the purchase and application is to subdivide and build. He felt after the 45 day appeal period and prior to filing any subdivision deed or plat the buildings would be demolished. Mr. Neiss indicated that would be made a condition of approval. Councilwoman Grant pointed out some addresses in the application need to be corrected. Also the tree cluster was removed from the new plan but listed in the current application. Mr. Neiss requested an amended application be submitted. Chairman DeCarlo indicated the plans to be reviewed next month are dated March 18. Both the survey and subdivision were prepared by Costa Engineering. No changes to the plan is anticipated.

Mr. Mottola inquired how the application is deemed complete. Ms. Louloudis, board engineer, indicated she reviews the drawings and uses the checklist in section 30-16.1. In the opinion of Ms. Louloudis the application is substantially complete. With no further questions or discussion Mr. Stamos was released.

After some discussion it was determined the application and bylaws need to be reviewed. A subcommittee consisting of Councilwoman Grant and Mr. Mottola was established to review the

bylaws.

Chairman DeCarlo stated for the record that there were no members of the public present.

Ms. Louloudis was asked about the new “Rain Tax” which was signed into law. The state is giving municipalities and counties the ability to impose a tax to help manage storm water which can be imposed on businesses and residents. The purpose is to recover costs for storm water management of already developed properties.

The March 26 meeting is cancelled, the next meeting is April 16 at 7:30 p.m.

There being no further business Chairman DeCarlo entertained a motion to adjourn. Motion made by Ms. Prisendorf second by Mr. Thomas, all in favor.

Respectfully submitted,
Lisa C. Sereno