



**BOROUGH OF NEW MILFORD**

**PLANNING BOARD  
WORK SESSION MINUTES**

**July 25, 2017**

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:10 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

**ROLL CALL**

Chairman Angelo DeCarlo	Present	
Councilman Al Alonso	Present	7:43
Secretary Tomy Thomas	Present	
Council President Hedy Grant	Present	
Mr. John DaCosta	Present	
Mr. Frank Mottola	Present	
Ms. Joanne Prisorndorf	Absent	
Mr. Dominic Colucci	Present	
Mr. Matthew Seymour	Present	
Ms. Kerri Capasso Alt. 1	Present	
Mr. Ray Cottiers Alt. 2	Absent	
Mr. Marc Leibman – Attorney	Present	
Ms. Margita Batistic – Engineer	Present	
Mr. Paul Grygiel – Planner	Present	

Chairman DeCarlo reminded members that have missed proceedings to review the tape and certify they have listened.

**NMRA, LLC** – continuation of site plan review. Mr. Del Vecchio noted: exhibit - **A19** plan revision summary prepared by L2A; exhibit - **A20** color rendering of building 11 x 17 sheet; exhibit - **A21** 8 ½ x 11 signed, drawings submitted in advance, ShopRite signage on building; exhibit - **A22** single sheet updated floor plan dated 7-19-17 prepared by Mr. Ashbahian designated sheet SK1.

Mr. Ashbahian presented exhibit **A22/ SK1** floor plan of ShopRite building noting the only change is the entrance area shelter which accommodates a board request. A park bench was requested as there is one at the current location. ShopRite signs on the building consists of one on left side tower, one facing rear entrance and one facing Main Street. Ancillary department signs have been reduced in size, are not illuminated and the supermarket sign was eliminated. It was clarified in discussion the two entrance/exits

located at both ends of the vestibule is to keep pedestrian traffic away from the front where there is no sidewalk. There will be curbing along front but not wide enough to be used as walkway.

A motion to open to the public was made by C.P. Grant second by Mr. DaCosta all in favor none opposed.

*Michael Gadaleta* - 270 Demarest Avenue, questioned the elevation from River Road, screening of mechanicals and noise. Mr. Del Vecchio stipulated they will comply with the state noise code and will test post installation. Mr. Ashbahian indicated equipment is subject to change but will be screened on three sides and the viewed elevation from River Road will be the building.

*Gene Murray* - 425 Madison Avenue, asked what the total retail square footage versus inventory storage is as it impacts parking. Ms. Batistic indicated parking requirement applies to the entire square footage for the building.

A motion to close to the public was made by Mr. Colucci second by C.P. Grant all in favor none opposed.

Mr. Dipple was present for changes to exhibit **A19**. Mr. Leibman suggested Mr. Dipple identify the changes for the board. The exhibit was revised per board comments and includes county review letter dated 5-18. The signage table was removed due to changes, the engineer requested two parking spaces be eliminated near River Road entrance, change in rear trash enclosure, correction to parking table - required 369, 497 spaces proposed. Moved cross walk closer to entrance, changed striping, and incorporated suggestion of transformer and trash at bank. Traffic flow to bank did not change. They are working with Suez in planning the needs and placement of the water mains and hydrants. This will include the work to be done in the access road to the recreation field. Mr. Leibman asked for a copy of the plan which Mr. Del Vecchio will supply to the board secretary. Lighting was changed to all LED. Landscaping will include 3-3 ½ caliper trees, approximately 150. Maintenance was a concern and Mr. Dipple replied it is typical to have irrigation and usually a maintenance agreement for 2 years.

A motion to open to the public was made by C.P. Grant second by Mr. DaCosta all in favor none opposed.

*Karl Schaffenberger* - 173 North Park Drive, questioned the elevations and maps used for the DEP storm water management permit. Mr. Dipple responded they were required to use all maps and worst case scenario. Three maps were used with dates of 2014, 2005, and 1980.

*Gary Ascolese* - Boswell, is concerned LED color of 4000 calvin or higher can affect environment and sleep cycles. Mr. Leibman interrupted as lighting testimony has not been heard.

*Michael Gadaleta* - 270 Demarest Avenue, asked where new curb and sidewalks will be located. Mr. Dipple indicated Madison Avenue will be new up to driveway, Main Street sidewalk where it ends up to point past roadway improvement. Also questioned which are county roads, are trucks permitted on Main and River and are there weight limits on the bridge. Only Madison is county road, there are no restrictions on Main and River and there is no weight limit on the bridge. Mr. DeCarlo noted the traffic witness has not testified yet. Ms. Batistic indicated ordinance 7-4 no truck restrictions on Henley Avenue, Madison Avenue, Main Street, Milford Avenue, New Bridge Road, River Edge Avenue and River Road entire length of each. Trucks over 4 tons excluded from all other streets except for pickup and delivery to specified areas. When the parking lot is decided to borough will there be any prevention or control to prevent shoppers from using the lot? Mr. Del Vecchio stated pursuant to settlement agreement is not proposing using controls. Borough can do so at a later date if chooses.

A motion to close to the public was made by Mr. Seymour second by C.P. Grant all in favor none opposed.

Mr. Del Vecchio referred to document **A2**, the settlement agreement page 12, paragraph 12, reference applicant prepared, admitted and ZB reviewed traffic study and trip generation have previous review letters from Boswell. Trip generation was not in dispute, agreed with methodology. For this board's consideration an updated traffic impact study was prepared.

Introduced and sworn in as expert Ms. Elizabeth Dolan of Dolan and Dean Consulting 792 Chimney Rock Road, Martinsville, NJ has a BS in civil engineering Rutgers, licensed professional engineer in NJ, NY, PA and DE and for 31 years has focused in traffic. She authored the traffic impact analysis for proposed mix use development dated 7-5-2017 which Mr. Del Vecchio has noted as exhibit **A24**. Mr. Ascolese is the borough's traffic engineer from Boswell. Ms. Dolan reviewed her report indicating it has been updated from the 2011 report presented to the Zoning Board. The current report reflects the changes in surrounding traffic and the nature of the development. Mr. Dipple presented exhibit **A25**, prepared by L2A truck turn plan titled EX02, revised 7-13-17. Discussion of items concerning Mr. Ascolese, borough traffic engineer, and board members ensued which included school pedestrian, vehicle and event traffic; peak hours, site entrances and queues, turning radius of trucks at intersections, River Road congestion and emergency vehicle access and recommendations to ameliorate those concerns.

A motion to open to the public was made by C.P. Grant second by Mr. Mottola all in favor none opposed.

*Michael Gadaleta* - 270 Demarest Avenue, asked if there were recommendations for Cecchino Drive and Demarest Avenue considering the school parking and location of Demarest Avenue both could be used as a cut thru. Both are included in the report.

Board members discussed concerns and ideas of how the traffic would impact both areas and possible solutions; possibly a one way west to east to prevent traffic crossing River Road. Ms. Dolan & Mr. Dipple spoke about a plan originally presented at the Zoning Board to widen River Road which would affect the property on site side.

Mr. Leibman suggest a short break to take a look at the plan and recommended copies be submitted to the board and give the public time to comment.

A motion to open to the public for traffic comments was made by C.P. Grant second by Mr. DaCosta all in favor none opposed.

*Joe Looman* - 469 Marion Avenue, expressed concern there will be more traffic than anticipated for the recreation field. With games being played continually throughout the day there could be 500 to 600 people during transition from one game to the next.

*Michael Gadaleta* - 270 Demarest Avenue, a resident on Demarest Avenue is accustomed to the streetscape and the trees very important to the area. Additionally, if widened that will become the preferred route. He is opposed to widen, let traffic migrate elsewhere.

*Gene Murray* - 425 Madison Avenue, he is opposed to taking down shade trees. This development will have a negative impact and taking trees down is further insult. Look for other solutions and emphasize redirect traffic to rear of property. He also spoke about his concerns of the turning radius at the intersections.

A motion to close to the public was made by Mr. Alonso second by Mr. Mottola all in favor none opposed.

Mr. Alonso will gather additional recreation information for Ms. Dolan to consider for traffic impact. Ms. Dolan will be available for the August 15th meeting to comment on the additional information.

Mr. DaCosta requested the lighting cut sheets including the luminaire schedule with the light loss factor calculation. Mr. Del Vecchio stated they would keep the lighting in the 3000 to 4000 k range. Mr. Ascolese suggested the AMA recommendation not to exceed 3500. Mr. Del Vecchio commented there are no standard in the ordinance but they want to work with the borough but flexibility is needed due to fixtures.

Mr. Leibman advised we will continue at the next meeting which is August 15 at 7:00 p.m. and no further notice is needed.

A motion to close the meeting was made by C.P. Grant second by Mr. Alonso all in favor none opposed.

Meeting adjourned at 10:40 p.m.

Respectfully submitted,

Lisa C. Sereno