



BOROUGH OF NEW MILFORD
PLANNING BOARD
COMBINED/ PUBLIC & WORK SESSION MINUTES

OCTOBER 22, 2013

Vice Chairman Pecci called the work session of the New Milford Planning Board to order at 7:36 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance.

ROLL CALL

Chairman DeCarlo	Absent
Mayor Subrizi	Present
Secretary Scavetta	Present
Council Liaison Grant	Present
Vice Chairman Pecci	Present
Mr. Appice	Absent
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisendorf	Present
Mr. Rasulo	Present
Mr. Prendergast, Alt. 2	Absent
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present

Vice Chairman Chris Pecci opened the meeting, and advised the members that Chairman DeCarlo has called and made his apologies that he could not attend due to him being very ill.

APPROVAL OF MINUTES

Motion by Councilwoman Grant, seconded by Mr. Mottola, and carried by all to approve the September 17, 2013 minutes with the name change from Mr. DaCosta to Chairman DeCarlo.

Motion by Mr. Mottola, seconded by Mrs. Prisendorf, and carried by all to approve the September 24, 2013 minutes with the change of Mr. DaCosta marked as absent instead of present. Mr. DaCosta abstained from voting.

WORK SESSION

Mr. Grygiel, Borough Planner handed out maps and a Draft Plan framework to the members. The members reviewed an overview of the draft plan which included the proposed format of the full plan and reexamination report. They went over the summaries of information in topical plan elements.

Mr. Grygiel said he received the information from the GIS base maps from the County. He said

DEP has layers regarding the waterways. Board Engineer advised Mr. Grygiel said that Boswell had sewer maps, Mr. Grygiel said they could now be added to the existing map and he would look into that. Mr. Grygiel asked if the members could review the map and contact him with any corrections, he said he had found some errors from the County map.

Mr. Grygiel said Map 1 consisted of the existing zoning as it currently stands. Map 2 was the draft land use plan. Map 3 was the draft transportation resources and Map 4 was the draft open space and recreation plan. After much discussion the Board members questioned the new professional office sections added mainly on River Road and Henley Avenue. Mayor Subrizi had concerns allowing businesses in a residential zone. She said all these new offices would be surrounding four residential homes. She felt that keeping it zoned as a residential zone is more restrictive. Mr. Grygiel said the map he prepared was in keeping with recommendations from prior Master Plans. He was in agreement with the Mayor to keep the zones as residential as they would be more restrictive. After much discussion it was agreed to discuss the professional office zone more when Chairman DeCarlo was present and to carry it to the November 26th meeting.

Mr. Grygiel said there was many spellings of Hirschfeld Place. He asked if Board members could check into the spellings and report back to him which one should be considered for the new map.

Mr. Grygiel and the Board members had lengthy discussions regarding the four maps he prepared for the board members taking into consideration the existing zoning, land use plan, transportation resources, recreation and open space and home/professional office zone.

Mr. Grygiel said there were a few open items still needed to be discussed including Block 1309, Lot 1.02 the United Water site, the R-C zone which included the Brunetti proposal.

Councilwoman Grant asked if the Petezburg section could be incorporated into the Master Plan. Mr. Grygiel said that is more of a historic designation and should be recommended to the Governing Body to add it to the ordinance book. Councilwoman Grant said she would follow up with the Historic Commission on the designation procedure.

Mr Grygiel said the next steps were for the Board members to review the document and provide comments and suggestions to the secretary and follow up with a discussion at the November 26th meeting.

Board Engineer and the Zoning Officer expressed the need for the soil moving permit ordinance to be updated. Board Engineer said the existing soil moving permit ordinance is antiquated. She said she compiled the draft ordinance from existing adjoining town's ordinances. Board Engineer said this new ordinance will enforce unregulated and uncontrolled disturbance, relocation, filling, excavation and removal of soil on a large scale by developers and excavators in and upon lands in the Borough has resulted in conditions detrimental to the public health, safety and general welfare, substantially hampering and deterring the efforts of the Borough to effectuate the general purpose of municipal planning.

Board engineer explained that continuation of unregulated and uncontrolled disturbance,

relocation, filling, excavation and removal of soil will result in serious and irreparable damage to the public welfare by reason of consequent soil erosion by water and wind inadequate and improper surface water drainage, a decrease in or destruction of fertility of the soil; removal of lateral support of abutting streets, lands and premises; creation of dust storms and places for mosquito breeding; creation of dangerous depressions or pits; deterioration of property values; rendering of lands unfit of unsuitable for their most appropriate use and creation of other factors and elements hampering and deterring the coordinated, adjusted and harmonious development of the Borough.

Board Engineer asked the members to review the draft ordinance until the next meeting where it could be voted on to be recommended to the Mayor and Council.

Motion by Mayor Subrizi seconded by Mr. Mottola, and carried by all to open the meeting to the public.

No one wished to be heard

Motion by Mayor Subrizi seconded by Mrs. Scavetta, and carried by all to close the meeting to the public.

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Celeste Scavetta seconded by Frank Mottola, and carried by all. Vice Chairman Pecci said the next meeting will be held on November 26, 2013, 2013 at 7:30 pm in the upstairs conference room and directed the secretary to notice it as a combined meeting.

Respectfully submitted,



Maria Sapuppo
Recording Secretary