



**BOROUGH OF NEW MILFORD  
PLANNING BOARD  
PUBLIC SESSION MINUTES**

**March 18, 2014**

Chairman DeCarlo 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	Present
Mayor Subrizi	Present
Secretary Scavetta	Present
Council Liaison Grant	Present
Vice Chairman Pecci	Present
Mr. Appice	Present
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisendorf	Present
Mr. Tsakalis, Alt. 1	Present
Mr. Prendergast, Alt. 2	Absent
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel- Planner	Present

**PUBLIC SESSION**

Mr. Grygiel, Borough Planner from Phillips, Preiss, Grygiel, LLC located at 33-41 Newark Street Third Floor Suite D, Hoboken, NJ 07030 advised the members that they were reviewing the final draft of the Master Plan reexamination report, which included updated plan elements and updated maps. Mr. Grygiel said the two elements that were recently revised were the housing element, the United Water property and the historic preservation plan element, including a map for the historic districts in the town.

Mr. Grygiel said the COAH litigation is still pending and he felt it was not relevant to do anything as there were no workable rules in place. Mr. Grygiel said he proposed making some minor changes to amend the 2008 Master Plan

reexamination report. Mr. Grygiel said page 30 of the draft showed the new information regarding the Residential C Zone at the Brookchester property and removing the COAH obligation from the United Water property.

Mr. Grygiel explained to the Board that he was utilizing the same figures just adjusting the placement of the units on different parcels. Mr. Grygiel said the housing element table on page 32 showed the how the Borough would demonstrate the new growth share compliance. Brookchester Apartments proposed 39 units for rental credits, 11 bonus rental credits for a total of 50 credits. Also the United Water Company table showed proposed 5 units. He explained that the Fair Share Plan Compliance table was being replaced with Brookchester rentals = 39, Family =22 and very low income units= 6. United Water rentals would be 0, family = 5 and very low = 0. Where the number required would be 11, family = 22 and very low income units = 6. He explained there would be a low/moderate surplus credits of 12. Mr. Grygiel said the total obligation for the Borough from 1987 to 2018 would be 23 credits addressing the prior round obligation, 55 credits addressing the growth share obligation and 12 surplus credits.

Councilwoman Grant suggested revising the verbiage on page 28 to say the subdivision of the United Water property included the north westernmost portion along the Hackensack River instead of western most portion.

Councilwoman Grant questioned if the board was in agreement to keep the United Water zone as residential or change to cluster housing. Mayor Subrizi said she thought the board agreed to create smaller lots to maintain the most open space. A poll was taken and the members agreed to keep the zone residential but encourage cluster housing. It was also agreed to change the verbiage from mandating cluster housing to encouraging cluster housing.

Mayor Subrizi advised Mr. Grygiel that table 18 showed only two group homes whereas Advanced Housing, located at 241 Boulevard was also a group home. Chairman DeCarlo advised the Board Secretary to update Mr. Grygiel with the information.

Councilwoman Grant said on page 17 that the date of the no further action letter from the DEP should be changed to 2010. Board Secretary said she would supply Mr. Grygiel with the no further action letter to verify the date. Councilwoman Grant also wanted clarification that the recommendation was to eliminate the R-B two-family zone. Mr. Grygiel said that was the recommendation of the board. Mr. Grygiel said you couldn't construct a two-family except in a small designated area, and it was the Board suggestion to remove that zone and have a developer apply for a use variance which would currently happen.

Mr. Grygiel said he also updated the Historical Preservation and Recycling Elements. Mr. Grygiel said he didn't want to over step the Historic Preservation Commission's responsibilities but he did want to update the historic element of the Master Plan. He said he did not include the 2004 Historic Table he because he didn't have updated inventory. He said there were also different names for the same building. He said the new historic map showed only inventory that he could verify. After much discussion regarding a date discrepancy for the Jacobus Demarest House it was agreed that it should be revised to 17<sup>th</sup> century.

After much discussion regarding two emails from Board Member Mr. Tsakalis and Historic Preservation Chairwoman Nancy Varettoni regarding the historic preservation element, it was decided by the members to leave the document unchanged. Chairman DeCarlo said most of the statements from both emails would be covered by the verbiage in document. Mr. Grygiel felt that the document had the appropriate level of detail for the historic section.

Councilwoman Grant questioned if the impervious coverage ordinance for decks and patios was already completed. Chairman DeCarlo said that ordinance is still pending revisions and will be discussed at an upcoming work session meeting.

Mr. Grygiel said there was State Law requiring the Mayor and Council to refer to the Planning Board at least every three years to update the Master Plan regarding recycling. Mr. Grygiel said he added more information regarding recycling schedule, the hours of recycling, and what can be recycled, which was required statutorily.

Councilwoman Grant asked if the document would be complete unto itself, instead of in conjunction with all of the past documents. Chairman DeCarlo said this was a re-examination update. In answer to Mr. Mottola, Mr. Grygiel said re-examination reports can continue indefinitely. He said most towns do not do fully incorporated Master Plans mostly due to budget constraints. In answer to Chairman DeCarlo, Mr. Grygiel said every element is within this document. He said recreation & open space map has been updated Mr. Grygiel said it was important to have the public meeting in April to gather additional input so the document can be adopted in a timely manner. After much discussion it was decided that going forward Mr. Grygiel give a cost estimate to the Mayor and Council to do a complete new plan.

Mr. Grygiel summarized the changes that was discussed which were as follows;

- Page 2 -- adding the Recording Secretary's name
- Page 17 – United Water cleanup change to 2010
- Page 28 – add north westernmost portion, add the verbiage zoning be changed

- Page 31- check on the united water acreage, change wording to encourage cluster development
- Page 32 – Potentially adding Advanced Housing group home
- Page 36 – modify Library hours wordage
- Maps – Open Space issue for Carlton Place, Jacobus house 17<sup>th</sup> Century

Mr. Grygiel said he would be also changing the document date to April so it is consistent with the public hearing. April 29<sup>th</sup> was scheduled for the public session. Chairman DeCarlo instructed the Board Secretary to notify Bergen County Planning Board and the neighboring towns after the corrected documents were received from the Planner. Chairman DeCarlo also asked if the Master Plan could be available on the website so the public can review prior to the public session.

Chairman DeCarlo said the recycling ordinance was submitted by the Mayor and Council to the Planning Board to review to make sure the Master Plan was consistent with the ordinance. He said Mr. Grygiel had already advised the members that the recycling document was incorporated into the document.

Chairman DeCarlo advised the members that a traffic study was prepared by Hal Simoff, P.E for the CVS/Madison Plaza as per the resolution. Members received a copy of the resolution. Chairman DeCarlo said at that time of the memorialization of the resolution the Board was concerned with the northern most driveway exit located near the high school. The resolution included to have a traffic report prepared to show the amount of accidents or incidents that occurred within a year after the CO was received by the last store or completion of the project. Margita Batistic said the report includes traffic counts, traffic accident reports and maps. In answer to Mayor Subrizi who said residents were questioning if left hand turns were being made illegally, Mrs. Batistic said the Planning Board does not have jurisdiction over people making left hand turns; that is a police issue to enforce.

**Motion** by Joanne Prisendorf seconded by Frank Mottola and carried by all to open the meeting to the public.

Anna Leone, 505 Boulevard had concerns regarding the driveway exit of Madison Plaza.

Board Attorney had concerns with the owner/applicant not being present while discussing her property. Chairman DeCarlo said the agenda actually referred to distributing the traffic study and not discussing the matter. After much discussion it was advised to contact the applicant to be invited to attend a Planning Board meeting when the report was being discussed. Board Secretary was asked to put the report on the next work session agenda.

John Rutledge, wanted to know how soon he could get a copy of the Master Plan revised report. Board Secretary said it should be on the website in about a week. She advised him to come into the building department for a hard copy.

**Motion** by Joanne Prisorndorf seconded by Frank Mottola 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 Ms. Grant seconded by Vice Chairman Pecci, and carried by all. Chairman DeCarlo said the March 25<sup>th</sup> meeting would be carried and the next meeting will be held on April 22, 2014 at 7:30 pm and directed the secretary to notice it as a combined meeting.

Respectfully submitted,



Maria Sapuppo  
Recording Secretary