



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

July 22, 2014

Chairman DeCarlo called the work session of the New Milford Planning Board to order at 7:40 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	Absent
Mr. Appice	Absent
Mr. DaCosta	Absent
Mr. Mottola	Absent
Mrs. Prisendorf	Absent
Mr. Tsakalis, Alt. 1	Present
Mr. Prendergast, Alt. 2	Absent
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present

Chairman DeCarlo asked all members to keep Mr. Mottola in their thoughts and prayers.

WORK SESSION

It was discussed and agreed upon to rely on the administrative and legislative process with regard to the COAH power point discussion. The Board members agreed to wait until the end of the year and have Mr. Grygiel update the Planning Board and Council members together regarding COAH status.

Decks and Patios

Councilwoman Grant suggested the definition of Structure to state; **Structure shall mean a building or object comprised of materials or a combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.** Mr. Abrahamsen wanted to add the verbiage *at any point* to the definition for patio. Chairman DeCarlo said the board has been working on this topic for at least two months and he felt it could be voted on during the public portion of the meeting. The members reviewed a letter regarding decks from zoning board member Mr. Loonam, after much discussion the board members did not feel his concerns warranted

making any changes to the language of the proposed ordinance.

PUBLIC SESSION

Decks and patios

Motion by Secretary Scavetta seconded by Councilwoman Grant to approve recommending amendments to the development regulations regarding decks, patios and impervious coverage with the following changes, revising the definition for structure, and revising the definition of patio.

Mayor Subrizi	For the motion
Councilwoman Grant	For the motion
Secretary Scavetta	For the motion
Theo Tsakalis	For the motion
Chairman DeCarlo	For the motion

Motion approved 5-0

Official Minutes

Motion by Mayor Subrizi seconded by Secretary Scavetta and carried by all to approve the June 17, 2014 minutes as submitted. Councilwoman Grant abstained due to her not being present at that meeting.

Motion by Councilwoman Grant seconded by Mayor Subrizi and carried by all to open the meeting to the public.

John Rutledge, 335 River Rd., wanted to know about the status of the firehouses. Chairman DeCarlo said this board isn't the proper forum but he did update that everything was moving along according to the schedule and plans.

Motion by Councilwoman Grant seconded by Theo Tsakalis 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 Mayor Subrizi seconded by Secretary Scavetta, and carried by all. Chairman DeCarlo said the next meeting will be tentatively held on August 26th at 7:30 pm and directed the secretary to keep the board posted if an application is submitted.

Respectfully submitted,



Maria Sapuppo
Recording Secretary