



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

September 23, 2014

Chairman DeCarlo called the work session of the New Milford Planning Board to order at 7:45 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance.

ROLL CALL

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

WORK SESSION

Chairman DeCarlo and the members welcomed back Board member Frank Mottola. Chairman DeCarlo announced Board Secretary was unable to attend due to an illness and he was going to cover the meeting.

League of Municipalities

Chairman DeCarlo announced that he received an email from the Borough Administrator that the Boswell reception was cancelled due to the fact that the Taj Mahal was closing and there wasn't sufficient time to make suitable arrangements.

Flood Maps

Board Engineer stated to the members that the last flood maps were dated 2005 and FEMA recently revised the flood maps. Board Engineer handed out copies of flood insurance rate map comparison maps where she drew the proposed changes on the tax maps to assist the members of the changes being made. She said the drawings were not 100% accurate it was to give the members an illustration tool to discuss the changes. Board Engineer said the members should concentrate on the elevations, and floodway lines. In answer to Mrs. Prisendorf, Board Engineer stated the elevations were currently done by GIS programs.

Board Engineer said the river bed did not change and the new maps now show the NJ Floodline. She said FEMA added more flow to the Hackensack River. In answer to Councilwoman Grant, Board Engineer said there was no change for Hirschfeld or French Brook. Board Engineer said elevation certificates in the flood plain will be required for flood insurance. She said Letter of Map Revisions (LOMR) will have to be filled in for people who feel they are not in the flood zone and FEMA will look over the profiles.

Board Engineer said NJ Flood Hazard Line was added to the new maps. She used an example of 500 cubic feet per second (cfs) she said NJ calculates another 25% on top of that to get the elevation figure. In answer to Chairman DeCarlo, Board Engineer said FEMA added more flow to the Hackensack River resulting from Hurricane Floyd and Irene, but there was no change in elevations to Hirschfeld or French Brook. She said FEMA took into consideration the additional amount of flow. The members reviewed the 100 year flood lines and elevations on the maps prepared by the Board Engineer. In answer to Mrs. Prisendorf, the Board Engineer said the floodway line means the portion of the river that has the highest velocity flows. She said nothing can be built or be touched in the floodway line. Board members discussed how far the floodway line projected up. All members felt that the projected lines were typically where past flooding happened. In answer to board members the Board Engineer said the elevation characteristically raised one foot except by Elm Street where the elevation lowered approximately one foot and in some areas were raised by two feet. Board Engineer said one of the biggest changes was half the High School field used to be in the floodway now the entire field and the 100 year flood-line encroaches up onto the high school property. In answer to the members, Board Engineer said these are proposed maps, NJ flood hazard maps are not completed yet.

Board Attorney said if a property owner who now occupies a parcel in the floodway line would have to demonstrate that they are not violating any federal regulations by building. Board Engineer said federal regulations have not changed the only thing that changed is 100 year flood hazard level. She said at some points

there could be now a two point difference, whereas if you were not in the floodway a homeowner may now be in the floodway. Board Engineer said the Zoning Officer will have to review if the building is in a floodplain then she refers to the County/State for jurisdictional determination. The builders will now need to elevation certifications to see if they would need to raise the dwelling or comply with other flood mitigation improvements. In answer to Mrs. Prisdorf, Board Engineer said only a licensed surveyor can prepare elevation certificates.

Chairman DeCarlo asked if it was the planning board's job to inform the public of these new proposed maps. Board Engineer said that FEMA wants input on the cases included with the map from the Boroughs and any map revisions. She said all the cases in New Milford are not incorporated. All the properties that asked for letter of map revision were where homeowners usually are saying that even though their property is in the floodway, their dwelling is not and they want relief. The New Milford houses on the LOMC's list are:

114 Arlington Ave
114 Clinton Ave
144 Fulton St
114 Holland Ave
337 Luhmann Dr
386 Luhmann Dr
382 Luhmann Dr
115 Lynwood Ave
1100 Lynwood Ave
1104 Lynwood Ave
1109 Lynwood Ave
1110 Lynwood Ave
614 River Rd
178 River Rd
1106 Roosevelt Ave
1125 Roosevelt Ave
1147 Roosevelt Ave
1105 Steuben Ave

FEMA said all these properties were just inside of flood zone and showed insignificant flooding. FEMA now wants the municipalities to see if they did any studies or any work that would be different then what was reported. Board Engineer said they want as much input from the municipalities as possible. Board Engineer said she believed in approximately one year this map would be finalized and adopted. She said she reached out to FEMA but didn't receive a call back before the meeting, she wanted to ask why there is a two-foot difference from the 2005 maps which would affect more homeowners who now would need flood

insurance where they didn't need it before. She said she understood that they changed the flow but used the same riverbed. After much discussion regarding flood insurance the members agreed with Board Engineer to follow up with FEMA for more clarification regarding the two-foot change and why Hirschfield Brook and French Brook showed no changes. She will follow up at the next meeting. The members were in agreement that the public does need to be notified, the board will further discuss how to reach out to make the public aware, whether it be notifying the flood advisory or other committees. The Chairman said he will wait to be further updated by FEMA, our engineer or the Governing Body.

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Mr. Mottola seconded by Secretary Scavetta, and carried by all. Chairman DeCarlo said the next meeting will be tentatively held on October 21, 2014 at 7:30 pm and directed the secretary to keep the board posted if an application is submitted.

Respectfully submitted,



Maria Sapuppo
Recording Secretary