



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

**MAY 27, 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	Absent
Secretary Scavetta	Absent
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

**PUBLIC SESSION**

Master Plan Resolution

**Motion** by Councilwoman Grant seconded by Vice Chairman Pecci to memorialize the Master Plan Re-examination resolution with minor corrections. Mrs. Prisendorf abstained due to not being present at last month’s meeting.

Councilwoman Grant	For the motion
Vice Chairman Pecci	For the motion
Mr. Mottola	For the motion
Mr. Appice	For the motion
Mr. Tsakalis	For the motion
Chairman DeCarlo	For the motion

Official Minutes- April 29, 2014

**Motion** by Councilwoman Grant, seconded by Mr. Mottola and carried by all to approve the official minutes of April 29, 2014 as submitted.

**Motion** by Mrs. Prisendorf, seconded by Mr. Mottola and carried by all to open the meeting to the public

Mr. Rutledge, 335 River Road, thanked the Board for their hard work on the Master Plan he felt the document was thorough and the town should be proud of it.

**Motion** by Councilwoman Grant, seconded by Mr. Appice and carried by all to close the meeting to the public.

At this time the members went into the work session portion of the meeting.

Chairman DeCarlo advised the members that in 2011 Planning Board discussed revising the definitions for decks and patios. He deferred to the Board Engineer to update the members of the status. Board Engineer said the Board's intention was to revise the definition originally because a homeowner built a 4'-5' concrete "raised patio" with storage underneath. She said homeowners could get creative and determine that they could call a deck a patio by changing the materials used. She said it has been customary since Doug Baker to include decks under building coverage, however the current ordinance does not specify that. She said the Planning Board spent a lot of time revising the definition proposing, *deck a roofless structure the floor height of which is more than 12" above the finished grade measured at any point of the structure*, whereas the proposed **patio** definition would be *a roofless structure the maximum height of which is no more than 12" above the finished grade measured at any point of the structure*. She said that revised definitions were also proposed for Building Coverage and Lot coverage.

In answer to Ms. Prisendorf, Mrs. Batistic said impervious coverage and total impervious coverage are two separate issues. Board Engineer said a typical 7500 sq. foot lot has a 20% building coverage and 60% total impervious coverage. Board Engineer said the administrator was concerned with the term improved lot coverage due to the term impervious coverage appears throughout the zoning ordinance. The administrator sent the deck, patio definitions back to the Planning Board to revisit that issue.

Chairman DeCarlo said he would like the input from this board since it's been quite a while since this topic was discussed. After much discussion it was determined to add the definition for **pavement** *(1) a created surface, such as*

*brick, stone, concrete, or asphalt, placed on the land to facilitate passage; (2) that part of a street having an improved surface as per “The New Illustrated Book of Development Definitions” by Harvey S. Moskowitz, to revise the definition of **structure** to read, *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*, and change the improved lot coverage to **impervious coverage** to read removing the section that said *any man-made improvements and adding pool and all areas covered by any materials other than vegetation or soil*.*

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 next meeting will be tentatively held on June 24, 2014 at 7:30 pm and directed the secretary to notice it as a public session meeting.

Respectfully submitted,



Maria Sapuppo  
Recording Secretary