



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

APRIL 29, 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	Absent
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Tsakalis, Alt. 1	Absent
Mr. Prendergast, Alt. 2	Present
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel- Planner	Present

PUBLIC SESSION

Madison Plaza traffic study

Chairman DeCarlo advised the members that a traffic study report was prepared by Hal Simoff, P.E. for Madison Plaza. He said as per the resolution due to a driveway being added to the northern side of the parking lot, there was some concern, on the part of the Planning Board members, at that time, that pedestrian traffic and/or motor vehicle traffic could be an issue. He said therefore a traffic report was to be prepared after the certificate of occupancy of the last business was obtained. Chairman DeCarlo said the Mayor was a big proponent in following up to make sure Madison Plaza conformed to the resolution. Chairman DeCarlo said the report shows data provided by the Police Department and traffic counts.

Board Attorney said the Board has to review the traffic study to see if it is in compliance with the resolution. Board Engineer advised the members there was a minor traffic count that was submitted and police accident reports showed there were no accidents with the driveway in question. She said there were accidents but mostly minor in nature. She said the site plan is functioning as designed. Councilwoman Grant questioned that nine accidents occurred with backing in or out of a parking spot. She asked if the spots were angled instead of straight would that number be reduced. Board Engineer answered that the spots were standard size in any development. She said if the spots were undersized then she would recommend the size of the parking spots be revised. However this is not the case at this site. Board Attorney said the resolution was already approved. The information has been received by the board in accordance to the resolution he said if there is nothing in the report that prompts action from the Board. He felt the matter was resolved and they satisfied the conditions of the resolution.

Mrs. Milanos, owner of Madison Plaza advised the board that there was a delay in the report due to not being able to contact the original traffic study expert that was hired for the presentation of the application. She said they were unable to locate him. Mrs. Milanos said the driveway exit was not in use during the entire construction process. She said there was always two ways into the Plaza however there was only one way out. She felt the driveway was needed for safety; she felt it was working well. She said people are always going to disobey signs and rules but the police are there to enforce if someone makes a left hand turn out of the driveway. Councilwoman Grant noted that several of the 9 accidents were hit-and-run accidents and asked whether Mrs. Milanos had thought of installing camera surveillance. Mrs. Milanos said she did not think it was necessary. Vice Chairman Pecci questioned if a fence opening was ever going to be proposed. Mrs. Milanos said there is an opening more towards the rear of the complex. Mr. Pecci's concern was the kids walking around in the line of the exiting vehicles. Mrs. Milanos said the kids should walk through the opening in the fence. She said however, they want to walk to the front and not the rear of the Plaza.

Mayor Subrizi questioned the dumpsters and how they are not being kept in the enclosure. Mayor Subrizi said they are not very appealing to look at. Mrs. Milanos said she calls the tenants to keep their dumpsters in the enclosure. She said they all hire different carting companies who don't pay attention to the rules. She said she is also unhappy how the dumpster area looks. Mrs. Milanos said she would contact all the tenants to keep all the dumpsters behind the gate. Mayor Subrizi suggested having all the tenants use one carting company to share the costs and advise the carting company that the dumpsters must remain contained.

Chairman DeCarlo said the resolution has been completely satisfied.

Soil Moving Ordinance

Councilwoman Grant advised the members of the Board that the Governing Body approved the soil moving ordinance as recommended by the Planning Board. She said it was adopted at the April 28th Mayor and Council meeting. Chairman DeCarlo was happy that the Governing Body agreed with the verbiage of the ordinance that the Planning Board worked so diligently on.

Master Plan Re-examination Report

Chairman DeCarlo said the last full Master Plan review was done in 2004 and the Planning Board spent the better part of last year and this year re-examining the document in order to bring the document up to date. He said it is the responsibility of the Planning Board to keep the document up to date. Chairman DeCarlo said we were lucky to have Mr. Grygiel working with the Board.

Chairman DeCarlo said at this public hearing the process is for the public to ask questions or comment on the document. Board Attorney said that proper notices and the document was sent to the five adjoining towns, Bergenfield, Dumont, Teaneck, River Edge, Oradell and also sent to Bergen County Planning Board.

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 had a revised final draft of the Master Plan reexamination report, which included updated plan elements and updated maps.

Councilwoman Grant questioned on page 28 if the board wanted single family cluster residential or to just encourage it. Mr. Grygiel said the option would be with the Mayor and Council to adopt zoning to allow it. He said the most important thing is to recommend the new zone district to allow for it. Mr. Grygiel said it isn't to say you have to cluster. He said in implementing zoning the Mayor and Council can determine whether to allow single family and cluster housing option, cluster housing, or just single family home options. Councilwoman Grant questioned if land use designation is zoning designation. Mr. Grygiel said no it is not. He said the Master Plan if adopted would change the designation, only the Mayor and Council can change the zoning. Board Engineer advised Mr. Grygiel on page 29, the decks were listed as impervious coverage and should be amended to be considered building coverage. Mr. Grygiel said if the board approves the document this could be a condition of the approval.

Mr. Grygiel said by law the zoning has to be consistent with the Master Plan Housing Element. He said this is the first step for changing a zone. The Master

Plan recommends changes. He said for a variety reasons the governing bodies choose to ignore or not make the changes, but this step must be done if a zone change were to be proposed.

Mr. Grygiel said after several meetings with the Planning Board, and checking with data, demographic statistics, census, mapping, GIS system, reviewing planning studies, and discussed zoning, to come up with the proposed plan this evening. He said the Planning Board did a full Master Plan exam in 2004, the housing element was updated in 2006. He said in 2008 the housing element and fair share plan was updated to comply with the COAH standards at that time. He said the Planning Board re-examined the report in 2010 and updated the recreation and open space elements in 2012. Mr. Grygiel said the Master Plan document before the board today would update all those documents and be the current document for the Borough in terms of Land Use. Mr. Grygiel said typically five elements need to be reviewed when doing a re-examination report. Problems and Objectives set forth in prior Master Plan Documents and their current status, Changes in Assumptions, policies and objectives forming the basis for the Master Plan or development regulations, specific changes recommended for the master plan and development regulations, recommendations of the Planning Board concerning the incorporation of redevelopment plans into the land use element and local development regulations and update of the plan elements. The plan elements in the document include Land Use Plan, Housing Plan, Circulation Plan, Community Facilities Plan, Recreation and Open Space Plan, Economic Development Plan, Historic Preservation Plan, Recycling Plan, Farmland Preservation Plan, Storm Water Management Plan, Sustainability Plan.

Mr. Grygiel said on page 22, is the recommendations for zoning changes. He said one recommendation is to shift the affordable unit requirements from the United Water Property to the Brookchester project in the R-C zone, to the existing housing. He said there is a proposal to upgrade the housing stock to modern, attractive, affordable and market rate units where there is already housing, instead of building on a vacant parcel of land where housing would be built in the middle of a field. He said in fact there would be additional units provided towards the borough's obligation in doing so. He said the Borough recently gained two additional units for a group house which wasn't included in the last update to the Master Plan. Mr. Grygiel said we had good input from the Historic Preservation Committee, which entailed that part of the Master Plan to be updated as well as Recycling and Sustainability Element portions of the plan.

Mr. Grygiel said he had a lot of help from the Board to put forth a thorough document that the Borough would be proud of. Chairman DeCarlo thanked Mr. Grygiel for the overview and said that the board really worked hard on bringing the document up to current standards.

Motion by Councilwoman Grant seconded by Frank Mottola and carried by all to open the meeting to the public.

Hank Szymanski, 251 River Road, questioned cluster housing. Mr. Grygiel said the formula is to typically take the same number units allowed by 7500 square foot lots. He used an example of 30 houses, and to allow them to be clustered together by using smaller lot sizes typically 5000 square foot lots. He said the idea is to keep the same number of houses but clustering them together to gain more green or open space and the density will be the same. Mr. Szymanski asked if any developer could then build on the open space the Board members wanted to use for a park. The answer was no, there would not be enough space to build a development on.

John Rutledge, 335 River Road, thanked the board and Mr. Grygiel for their hard work. He felt the document was well drafted. He hoped it would be a start of something good for New Milford. He questioned if the sustainability section of the plan included solar power. Mr. Grygiel said yes, the idea is to allow for solar power as long as it doesn't impact your neighbors. Mr. Rutledge asked if the Borough would benefit from this type of energy source. Mr. Rutledge hoped that the new plans for the fire and police department to allow for solar power. He asked the Mayor and Council to seek out grants for solar power for the new buildings prior to their construction. Mr. Grygiel said the document doesn't go into that level of detail only allowing for these type of new energy sources. He wanted to thank the board for addressing the lack of open space and felt the Board worked hard on addressing the need for open space in the plan. Mr. Rutledge also wanted to recommend videotaping and broadcasting all the public meetings.

Lori Barton, 399 Roslyn Avenue, thanked the Planning Board and Mr. Grygiel for a thorough report and she appreciated the Board's effort to preserve and acquire open space. She asked if the Borough were to acquire the United Water property, would it be difficult to zone that for open space in accordance with the document. Mr. Grygiel said those changes could be done by opening up the Recreation and Open Space document and revising it to allow the property to be deemed open space.

Councilman Colucci, 223 Bergen Avenue, commended the Board on getting this document to this point. He said it was an important document and needed to get done and was happy that this Planning Board did it. He was proud that the Mayor got involved with Mr. Brunetti to discuss adding the COAH obligation on his property. He said he was pleased of her persistently requesting him to meet. He said the timing was perfect. He thanked the Board and Mr. Grygiel.

John Rutledge, 335 River Road, wanted to offer additional insight that SOD (Stop Over Development) tried, attempted and finally did make contact Mr. Brunetti, who had indicated that previous attempts to meet with the Mayor and Council were unsuccessful. He said he felt SOD made very significant impact on bringing this COAH obligation on the Brunetti property to this point.

Anna Leone, 505 Boulevard said she was very forceful to contact Mr. Brunetti to meet. She said she wrote certified letters to which he responded. She kept this confidential all this time, and did not want to bring it up but she wanted to set this record straight. The Mayor thanked Ms. Leone.

Motion by Councilwoman Grant seconded by Frank Mottola and carried by all to close the meeting to the public.

Chairman DeCarlo thanked Mr. Grygiel and the members of the Board for their hard work on the Master Plan. He said Mr. Grygiel provided so much education to the Board. He said he has been on the Planning Board since 1997 and he learned the most this year with the help of Mr. Grygiel support and insight.

Board Secretary and Mr. Grygiel advised of the following changes to the document:

- Page 6 - correct the spelling for River Edge Avenue instead of River Edge Drive
- Page 22- add the word zone after service, to read create a new professional office/service zone
- Page 29 – correct decks to be included in building coverage and not impervious coverage
- Page 49 – add the subchapter letter E and correct the table of contents to coordinate this subchapter

Motion by Councilwoman Grant seconded by Mr. Mottola to adopt the Master Plan with the above corrections and any other grammatical changes.

Mayor Subrizi	For the Motion
Secretary Scavetta	For the Motion
Councilwoman Grant	For the Motion
Vice Chairman Pecci	For the Motion
Mr. Mottola	For the Motion
Mr. Appice	For the Motion
Mr. Prendergast	For the Motion
Chairman DeCarlo	For the Motion

Approval of Official Minutes – March 18, 2014

Motion by Mayor Subrizi, seconded by Mr. Appice and carried by all to approve the March 18, 2014 minutes as submitted.

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 held on May 20, 2014 at 7:30 pm and directed the secretary to notice it as a public session meeting.

Respectfully submitted,



Maria Sapuppo
Recording Secretary