



BOROUGH OF NEW MILFORD
PLANNING BOARD
COMBINED SESSION MINUTES

APRIL 16, 2013

Chairman DeCarlo called the public session of the New Milford Planning Board to order at 7:35 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	Present
Mr. DaCosta	Absent
Mr. Mottola	Present
Mrs. Prisendorf	Present
Mr. Prendergast, Alt. 2	Absent
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present

APPROVAL OF OFFICIAL MINUTES – MARCH 19, 2013

Motion by Mrs. Prisendorf seconded by Councilwoman Grant, and carried by all to accept the minutes with the correction of adding Mrs. Prisendorf to the Roll Call.

Chairman DeCarlo wanted clarification to Councilwoman Grant's question in the minutes regarding the wordage of the Board Attorney being appointed for one year appointment. The Board Secretary clarified that Mr. Abrahamsen's appointment was extended for a period of 90 days, in order for the Borough Clerk to ask for resubmissions of RFQ's for 2013 Planning Board attorney. She said Mr. Abrahamson was officially appointed at the March meeting for a one year appointment commencing January 2013 through December 31, 2013. She said for the January 2014 Reorganization meeting new RFQ's would need to be submitted and the Board members will then vote on an appointment of the Board Attorney.

APPOINTMENT OF NEW PLANNING BOARD MEMBER

Chairman DeCarlo announced Mr. Santino and Mr. Newman have both stated how they enjoyed their terms on the Planning Board but due to personal reasons they must resign. He said he and the Mayor were in receipt of their resignation letters. Chairman DeCarlo thanked both of them for their dedicated service and commitment to the board. Chairman DeCarlo said the Mayor dutifully and diligently appointed Mr. Frank Appice as a Class IV member.

Mr. Appice was sworn in by the Board Attorney. All board members applauded and congratulated him. Chairman DeCarlo advised the members that Mr. Appice served on the Zoning Board for

approximately one and a half years and he has already taken the mandatory class to serve as a member.

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

WORK SESSION

Soil Moving Permit Ordinance

The Board members were in receipt of some of the neighboring towns' soil moving permit ordinances. Chairman DeCarlo asked the members to review the ordinances from the Borough of Closter, Borough of River Edge and the Borough of Creskill. He said at the next meeting the Board members can suggest additions, deletions that could address to be added to and update the current 1960 ordinance.

Brunetti

Chairman DeCarlo asked Mayor Subrizi to advise the Board with regard to the status of the Brunetti proposal. Mayor Ann Subrizi informed the Planning Board of Brunetti's proposal to rehabilitate, replace and extensively repair approximately 750 units in Brookchester that front Boulevard. In the course of these preliminary discussions, Brunetti said that he could cover New Milford's entire COAH obligation as it exists today. Currently 14 units would be required as defined by the Fair Housing Council for the third round. Since the Brookchester property is zoned C-Garden apartments, Mayor Subrizi recommended that the board, along with the borough planner, to review Brookchester's zoning and consider amending it.

Mayor Subrizi said that Brunetti, will give a presentation laying out his plans for what he intends the design of these units to look like at the May 29th meeting of the Mayor and Council. Chairman DeCarlo said that until Brunetti comes forth with a rendering of the design and how it will impact town's infrastructure, services and schools, it is all just conceptual. He said eventually the application would have to appear before the Planning Board, and changes for the zoning could be recommended to the Mayor and Council. After much discussion whether changes should be made prior to an application or during, Chairman DeCarlo advised that a thorough review of the Master Plan would need to be done.

Councilwoman Grant suggested that members refrain from commenting on any Brunetti proposal as that site plan most likely will come before the Planning Board. She said she attended most of the Hekemian hearings before the Zoning Board and noted that the application has caused a number of Zoning Board members to recuse themselves leaving only five Board members who can hear the application. Chairman DeCarlo strongly agreed.

Master Plan Review

Chairman DeCarlo asked the Board Secretary to make hard copies of the Master Plan for the next Planning Board meeting. Board Attorney said the Master Plan needs to be reviewed every ten years to reflect current conditions and visions of your community. The last Master Plan review was done in 2004. Chairman DeCarlo said re-examination reports were added in 2006, 2008, 2010 and 2012.

Board Attorney said new information should be incorporated to provide recommendations and support current planning goals and objectives. Board Attorney said once completed, the Master Plans are presented at hearings and officially adopted by the Planning Board. The Planning Board makes recommendations to the Mayor and Council who then can adopt zoning ordinances changes that is consistent with the goals of the Master Plan.

As there was no further business to be conducted by the Board, a **motion** to adjourn at 9:10 pm was offered by Celeste Scavetta seconded by Frank Mottola, and carried by all. Chairman DeCarlo said the next meeting will be held on May 21, 2013 at 7:30 pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Maria Sapuppo".

Maria Sapuppo
Recording Secretary