



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

October 20, 2015

Chairman DeCarlo called the public session portion of the New Milford Planning Board to order at 7:33 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-Homaychak	Present
Council Liaison Colucci	Present
Vice Chairman Pecci	Present
Mr. Appice	Absent
Mr. DaCosta	Absent
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Tsakalis	Present
Mr. Prendergast, Alt. 2	Absent
Mr. Leibman - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel - Planner	Present

OFFICIAL MINUTES

Motion by Mayor Subrizi, seconded by Vice Chairman Pecci, and carried by all, to approve the September 15, 2015 minutes as submitted.

As there was no public at this point of the meeting the Board continued right into the work session portion of the meeting.

WORK SESSION

Chairman DeCarlo advised the members that Mr. Grygiel was asked by the Governing Body to review the Business Zone ordinances. Mr. Grygiel presented to the Board members a memorandum dated September 16, 2015 with his recommendations for the boards' consideration. Mr. Grygiel said the use and bulk

regulations for the business zone are outdated and should be updated to meet current standards. He said the changes should address the way permitted and prohibited uses are regulated in these zones, as well as adjust certain other zone requirements as recommended in the Master Plan update. He said one of the other issues noted in the Master Plan update is the Borough's limited nonresidential tax base. New Milford's combined commercial and industrial tax base by percentage of ratables is 65th out of 70 municipalities in Bergen County. He said New Milford also has a lower percentage of commercially used properties than the average for Bergen County and a higher percentage of residential parcels and valuation.

Mr. Grygiel recommended the following updates for the Business Zone:

- The proposed use standards have been modernized by listing categories of permitted uses, instead of listing only prohibited uses as is presently the case.
- Regulations have been provided for outdoor dining in order to help restaurants, while also limiting impacts on nearby residential uses.
- Properties on Main Street and other parts of the B zone have been differentiated by the creation of different bulk standards depending on a property's location.
- The B zone regulations now specify that upper floor residential uses are permitted, but ground floor or freestanding residential uses are not. This change would remove a loophole that allows residential only development but does not apply residential zone standards to such development.
- The amount of area in the B zone has been expanded as set forth on the Master Plan Update's Land Use Plan map, with amendments to four additional properties as shown on the attached map.

Mr. Grygiel recommended changes for the Industrial/ Light Industrial Park Zones:

- The two properties on the north side of Henley Avenue currently located in the Light Industrial Park zone have been proposed to be placed in the new Professional Office/Service zone as recommended in the Master Plan. The largest existing use in the LI zone is the PSE&G electric substation on the south side of Henley Avenue, 3 which will remain in the LI zone. The regulations for this zone are proposed to remain in place, with minimal modifications. The Industrial zone is proposed to be deleted from the Zoning Ordinance, as it was replaced by the Light Industrial Park zone.

Mr. Grygiel recommended a new Office/Service Zone:

- A new Office/Service zone is proposed in the locations shown on the Master Plan Land Use Plan map. In addition to the two properties on Henley Avenue noted above, the proposed O/S zone includes various properties on the east side of

River Road which are currently in the Residential A zone, but which are located across the street from the Business zone. A number of these properties also are already occupied by nonresidential uses. The new Office/Service zone would be logical as a transition from commercial to residential areas. It includes regulations to ensure building and site design that is compatible with residential areas. As the district's name implies, permitted uses are limited to offices and service uses, and do not include retail.

After Mr. Grygiel presentation the Board had a few concerns with regard to a definition of Motor Vehicle Service Station. They had concerns about the Affordable Housing verbiage, in particular how many dwelling units would trigger affordable housing units as well as how much to contribute to the affordable housing trust fund. They had concerns regarding the outdoor cafes time limits and safety issues, recommending bollards or removable barriers. There was also much discussion on changing the former post office site to professional office/service zone and the four parcels between Richmond and Virginia to become commercial to match the entire commercial area surrounding them. Mr. Grygiel said he would make the revisions in time for the next meeting. Board Attorney said he would prepare a resolution if the Planning Board votes for the proposed changes.

After much discussion it was determined that the next scheduled Planning Board meeting would be November 24, 2015. Mr. Grygiel said he would have the business changes and the final draft copy of the amendments to the Master Plan regarding COAH in time for that November meeting. Mr. Grygiel advised the Board Secretary that notices would have to be given to Bergen County Planning Board and the five adjoining towns. Board Attorney said he would review the notice prior to it being distributed.

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Mayor Subrizi seconded by Theo Tsakalis, and carried by all. Chairman DeCarlo said there was nothing on the agenda for the October 27, 2015 agenda, and the League of Municipalities falls on the November 17th meeting date therefore the next meeting will be held on November 24, 2015.

Respectfully submitted,



Maria Sapuppo
Recording Secretary