



BOROUGH OF NEW MILFORD

**PLANNING BOARD
PUBLIC SESSION MINUTES**

May 24, 2016

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:32 pm. The Chairman read the Open Public Meeting Act. All recited the Pledge of Allegiance.

ROLL CALL

Chairman DeCarlo	Present
Mayor Subrizi	Present
Secretary Scavetta	Absent
Councilman Colucci	Present
Vice Chairman Pecci	Present
Mr. DaCosta	Absent
Mr. Mottola	Present
Mrs. Prisendorf	Present
Mr. Thomas	Present
Mr. Bresa Alt. 1	Present
Mr. Seymour Alt. 2	Absent
Mr. Leibman - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel – Planner	Present

Chairman DeCarlo welcomed everyone.

The first order of business is the Application # 16-03 Gramercy Extension. (The Application number was corrected by Lisa Sereno from #16-02.)

Chairman DeCarlo asked if we discuss in work and then go directly to public

Marc Leibman explained the agenda is labeled work and public but it is really one meeting open to the public. We can do all items in any order even though labeled ‘Work” and “Open” we can do all in which ever order we choose. The application can be moved to let Mr. Schepisi be on his way and then attend to the other matters. Chairman DeCarlo acknowledged we will comply with open public meeting but noted currently there is no public present. At this time Chairman DeCarlo advised he needs to step down as he has a conflict with the Gramercy application, his parents live directly across the street from the property. Vice Chairman Pecci will manage this process of review.

Mr. Leibman invited Mr. Schepisi to introduce himself where he stated he is from Schepisi, Schepisi and McLaughlin representing the applicant, Gramercy Associates LLC for a one year extension, by the Permit Extension Act which has a deadline prior to June 30 of this year. He is asking the Board to grant the first

of a one year extension. His client plans to be moving on with this property by getting finished plans developed to start construction.

Mr. Leibman stated the board is familiar with this process and had an application last month which the resolution is on tonight's agenda for approval and that it is discretionary for the one year. Mr. Leibman recommends granting the one year for a variety of reasons including there is a declaratory relief action pending, that relies upon affordable housing units in this project and we don't want it to lapse as it will hurt us. The Project is 38 units, 4 affordable housing units.

The Mayor gave a little history including the original plans included rezoning in 2006/07 to accommodate the plan that they presented. Mr. Schepisi indicated the site plan is approved and just needs the Board's extension approval to proceed. The delay was due to the economy and building at that time. Mark Sarna is taking over the project. Councilman Colucci mentioned it was a controversial project back then. The Old Bernie nursery was sold to the Sarna's and when the plans came in the residents would lose the open area. Residents preferred to keep it open.

At this time Mrs. Prisendorf asked to clarify the owners' of the property and then needed to remove herself from the discussion.

The Mayor explained the controversy initially had to do with the building height – 4 stories. Mr. Schepisi explained the parking will be underneath with additional parking outside. Parking and then 3 stories on top. This is timely as The Mayor mentioned our planner will be discussing tonight how badly projects like this is needed. Mr. Schepisi addressed the additional escrow needed as he did not receive a letter about the fee due to a change internally. The client will post the fee as soon as they return.

Being there were no questions or further discussion The Mayor made a motion to grant the extension, seconded by Mr. Mottola. Motion carried.

At this time Chairman DeCarlo asked to entertain a motion to go into closed session to discuss ongoing litigation. Motion made by Councilman Colucci and seconded by Mrs. Prisendorf, 7:43

Back in session at 8:15 Chairman DeCarlo brought attention to the balance of agenda items.

February 23 minutes after review changes noted - Tomy Thomas was present for meeting, correct the spelling of Mottola, corrections to board members listed. Minutes adopted with corrections, motion by Mr. Mottola, seconded Vice Chair Pecci, all in favor. April 19 minutes, adopted, motion by Mr. Mottola, seconded Vice Chair Pecci, all in favor.

Next item is to adopt resolution for 800 River Road LLC. Chairman DeCarlo read "further resolved" of resolution, and entertained a motion to adopt resolution as printed, motioned by Mrs. Prisendorf seconded by Dominic Colucci roll call for adoption, motion carried.

There was a question of numbering resolutions and whether these are the first for the year. Typically there would be resolutions at the first meeting. That would have to be looked into as the January minutes have not been transcribed.

Amended COAH fee attachment read by Mr. Leibman into the record. This is the recommendation which will be endorsed by this Board to the Mayor and Council. The governing body asked us to review and make recommendations for changes. These changes are good but it is time now for a complete

overhaul of your COAH Fee Ordinance. The governing body needs to ask this Board to review and recommend necessary changes.

Chairman DeCarlo asked if any questions with none he asked to entertain a motion to adopt. Motion made by Mr. Mottola and seconded by Vice Chair Pecci. Roll called and motion was adopted 4 2 against.

No members of public present so we can refrain from opening to the public.

The meeting of 21st will be kept, the 28th will be kept as is also.

There being no further business a motion by Mr. Mottola, seconded by Mrs. Prisendorf to adjourn, time 8:34 p.m.

Respectfully submitted,
Lisa C. Sereno