



BOROUGH OF NEW MILFORD

**PLANNING BOARD
SPECIAL SESSION MINUTES**

June 14, 2017

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:40 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Chairman Angelo DeCarlo	Present	
Councilman Al Alonso	Present	
Secretary Tomy Thomas	Present	
Council President Hedy Grant	Present	
Mr. John DaCosta	Present	
Mr. Frank Mottola	Present	
Ms. Joanne Prisendorf	Present	
Mr. Dominic Colucci	Present	
Mr. Matthew Seymour	Present	
Ms. Kerri Capasso Alt. 1	Present	7:52 p.m.
Mr. Ray Cottiers Alt. 2	Present	
Mr. Marc Leibman - Attorney	Present	
Ms. Margita Batistic – Engineer	Present	
Mr. Paul Grygiel – Planner	Present	

REVIEW MINUTES OF THE – May 16, 2017 SESSION: The Board members reviewed the minutes with a correction noted. Motion to accept the minutes was made by C.P. Grant, seconded by Ms. Prisendorf and carried by all.

NEW MILFORD REDEVELOPMENT ASSOCIATES – Due to the short notice of the changed plans being withdrawn C.P. Grant requested postponement of the meeting. After comments and discussion among the members of the board and attorneys present the consensus was to proceed with the presentation.

Mr. DelVecchio of Beattie Padovano LLC introduced himself representing NMRA. This application is for Block 1309 Lot 1.02 – zoned mixed use PUD application for preliminary and final site plan approval, minor subdivision, tree removal and signage variances. Mr. DelVecchio gave history of this project as it was previously before the zoning board, went before the court which resulted in a settlement agreement. The property for this application is divided into two tracts – Area A is approximately 4.15 acres, recreational fields; Area B – approximately 9.5 acres for bank and supermarket. Documents submitted by Mr. DelVecchio were as follows:

A1 – Affidavit of Notice Booklet; A2 – Party Settlement Agreement, A3 – Judgment of Compliance, A4 – Resolution 17-04 adopted by Planning Board, A5 – Adoption MPUD Ordinance 2017-01, A6 – L2A Plan Sheets, A7 – C07 Supplemental Explanation Letter.

Mr. Thomas V. Ashbahian, 39 Spring Street, Ramsey, New Jersey was sworn in by Mr. Leibman.

The board members accepted the qualifications for Mr. Ashbahian as an expert witness in the field of architecture.

Mr. Ashbahian described the architectural drawings of the ShopRite building which were prepared by his office under his supervision. Items included in the exterior description were truck delivery area as saw tooth comprising of 7 docks, 2 ramps and 1 dedicated refuse dock, screening for mechanicals on roof, elevation of 4 sides and signage. During the presentation Mr. Ashbahian and Mr. DelVecchio addressed questions from the board members which included items such as roof mechanicals – noise levels and screening, lighting – illumination and hours, store entrances and exits, and signage which require variances as proposed.

A motion was made to open to the public by Ms. Prisendorf second by C.P. Grant

Lori Barton, 399 Roslyn Avenue, New Milford asked if in the design of the building there was consideration given that it is on the fringe of flood area. Mr. Ashbahian responded the floor elevation is above the flood elevation.

There being no further questions/comments a motion was made to close to the public by C.P. Grant second by Ms. Prisendorf.

Mr. Michael Dipple, business address L2A Land Design, LLC, 60 Grand Avenue, Englewood, New Jersey who was sworn in by Mr. Leibman.

The board members accepted the qualifications for Mr. Dipple as an expert witness in the field of engineering.

Mr. Dipple submitted a document as **A8 – Sheet C03 General Land Use Plan**. He described the existing property and noted Lot 1.02 is owned by Suez New Jersey. The elevation of the property at the highest point is 28 and lowest 10. He addressed the contaminated soil and explained from a construction viewpoint the soil is unworkable. There is a NFA letter for this property. The board engineer has the documentation for compliance. Mr. Dipple proceeded referring to Sheet C03 describing the locations of buildings, field, parking, landscaping, curbs, driveways and ingress/egress locations. He also indicated one tree to be removed for northern driveway. Board members questioned and discussed such items as parking spaces, county right of way, storm water management and delivery entrance. Note items included: there is no proposed cross access to the recreation parking area, the delivery truck entrance is only from Madison Avenue as stated in the settlement agreement; storm water management is reviewed by DEP.

Items requested/offered to be provided to the board members during the meeting: 3 sets of plans, exhibits/attachments to the settlement agreement, bank elevation drawings, square footage of the current ShopRite, detail drawing/photos of proposed signs, color photo/rendering of proposed building.

It was decided the meeting would be carried to Thursday, July 6, 7:00 p.m. and no further notice is needed.

Chairman DeCarlo entertained a motion to adjourn. Motion made by Ms. Prisendorf second by Mr. DaCosta at 10:35 p.m., all in favor.

Respectfully submitted,
Lisa C. Sereno