

Approved
August 27,
2019

BOROUGH OF NEW MILFORD
PLANNING BOARD
PUBLIC SESSION MINUTES

July 16, 2019

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:37 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Members Present: Mr. Howard Berner, Ms. Kerri Capasso, Mr. John DaCosta, Councilwoman Hedy Grant, Councilman Ira Grotzky, Mr. Frank Mottola, Mr. Tomy Thomas, Ms. Tina DeLucia Alt. 2, Mr. Arthur Neiss – Atty., Ms. Nicki Louloudis – Eng., and Chairman Angelo DeCarlo.
Absent: Ms. Joanne Prisendorf, Mr. Jeffrey Geltman Alt. 1 **Excused:** Mr. Paul Grygiel – Planner

Subcommittee Reports: Board Application, Ms. Louloudis indicated Mr. Paul Grygiel has a few comments and will be at the next meeting to discuss. Bylaws, Ms. Grant advised the members she and Mr. Mottola have been meeting and anticipate discussing it at the September meeting.

For the record Ms. DeLucia Alt. 2 will be a voting member tonight.

Application #19-03 – New Milford Village, LLC, Faller Drive and Reichelt Road, Block 613 Lots 1 & 2 and Block 703 Lot 1, Community Building. Susan Rubright of Brach Eichler, Roseland, New Jersey on behalf of New Milford Village LLC gave a description of the 1948 complex consisting of 440 apartments.

Exhibits: A-1, Application; A-2, set of Plans (13 pgs.); A-3, Drainage Plan (2 pgs.); A-4, Stormwater Management Report; A-5, Floor and Elevation Plans (2 pgs.); A-6, Artist Rendering; A-7, eight photos.

Alan R. Hammer, applicant, sworn in by Mr. Neiss, spoke about the original purpose and size of the buildings for returning service men and the improvements made to landscape and apartments since their purchase. He then described the need of new laundry facilities and the community and workout rooms enhancements along with a new rental office. 67 additional parking spaces are indicated without destroying trees or court yards. Key fobs and nominal fees for the amenities will be implemented.

Chairman DeCarlo entertained a motion to open to the public for questions to Mr. Hammer made by Mr. DaCosta second Mr. Berner, all in favor none opposed.

Ms. Mueller, 242 Reichelt Road the notice does not list the correct intersection of the property. Ms. Rubright indicated the law requires sufficient information be provided. Ms. Mueller continued that the parking spaces are not enough and questioned who requested the amenities

being offered. Mr. Hammer indicated which locations may be closed due to usage.

Ms. Wall, 249 East Woodland Road asked how the shortfall of parking will be addressed. Mr. Hammer responded that 67 parking spaces will be added if the plan is approved. How will parking be handled for the party room? Mr. Schwartz will be able to address this.

Ms. Cortez, 251 East Woodland Road asked how many apartments are being proposed, who is benefitting the use of this building? Mr. Howard responded there are no apartments and the tenants will use the building. Ms. Cortez commented on the street parking near her home.

Chairman DeCarlo entertained a motion to close to the public made by Mr. DaCosta, seconded Ms. Grant, all in favor none opposed.

Stephen Schwartz of SWS Architects, Livingston, New Jersey sworn in by Mr. Neiss, testified to the plans and rendering of the building's façade and amenities of the different areas of the building. The party room would accommodate 50 to 60 people. These facilities are for tenant use. Additional parking includes handicap spaces. Three drywells will collect the runoff from the roof.

Chairman DeCarlo entertained a motion to open to the public for questions to Mr. Schwartz made by Mr. Grotzky second Ms. Grant, all in favor none opposed.

Ms. Mueller, 242 Reichelt Road asked if the building could be used as a cooling facility if there was a generator and there is still not enough parking. Chairman DeCarlo indicated when cooling facilities were needed in the past residents were bussed to Bergen Community.

Chairman DeCarlo entertained a motion to close to the public made by Ms. Capasso, seconded Mr. DaCosta, all in favor none opposed.

Ms. Rubright asked Mr. Hammer to address some of the items. He indicated there will be security lights and cameras but not monitored continually. The fitness center and laundry facility will close at 10 p.m. New tenants' rents run \$1275 to \$1675 for updated apartments.

Chairman DeCarlo entertained a motion to open to the public for questions to Mr. Hammer made by Ms. Grant, second Mr. Grotzky, all in favor none opposed.

Ms. Mueller, 242 Reichelt Road asked if people will pay the fee when other facilities have more and cost less. How will you keep people from using the community building parking spaces? Response: the next witness will address parking.

Chairman DeCarlo entertained a motion to close to the public made by Ms. Capasso, seconded Mr. DaCosta, all in favor none opposed.

Chairman DeCarlo asked for a five minute recess.

Ms. Rubright introduced Wayne Ingram, engineer of E & LP, High Bridge, New Jersey was

sworn in by Mr. Neiss prepared the site plans. He described the physical characteristics of the property and site conditions. Total parking would increase to 541 spots, 7 handicap provided on site plus 2 on adjacent street. No handicap spots are dedicated to a specific license plate. Mr. Neiss requested the following exhibits be noted.

Exhibit A-8, site plan sheet 6; A-9, site plan sheet 5. The following exhibits are referrals – A-10, Police Department; A-11, Construction Code Official; A-12, Health Department; A-13, Fire Advisory Committee; A-14, Zoning Officer; A-15, DPW; A-16, Shade Tree; A-17, Engineer Report; A-18, drawing 8 of 16 indicating fire lane markings.

Mr. Ingram spoke of the variance requested for setbacks which affect two buildings (10.3' & 15') which will not have any detriments. Ms. Louloudis requested a copy of the recent survey. Referring to 29-1.4D Stormwater covers public need for the additional parking spaces. We intend to comply with all comments from the engineer's letter. Lighting will be addressed in all new parking areas and comply with lighting ordinance.

Chairman DeCarlo entertained a motion to open to the public for questions to Mr. Ingram made by Ms. Grant, second Mr. DaCosta, all in favor none opposed.

Ms. Mueller, 242 Reichelt Road what kind of kelvin temperature lighting will be used? Warm lighting is more soothing to the eye. Mr. Ingram stated the plans indicate 4000.

Chairman DeCarlo entertained a motion to close to the public made by Ms. Grant, seconded Mr. Berner, all in favor none opposed.

Ms. Rubright thanked the board for their attention. Summed up saying they have provided a complete application and the building is a benefit to the community and in providing more parking yet keeping in mind the landscape needed improvements.

Chairman DeCarlo entertained a motion to open to the public for comments made by Mr. Mottola, second Mr. DaCosta, all in favor none opposed.

Ms. Mueller, 242 Reichelt Road this project does not mitigate the parking problem.

Chairman DeCarlo entertained a motion to close to the public made by Ms. Grant, seconded Mr. Berner, all in favor none opposed.

Ms. Capasso motioned to approve the application, second by Mr. DaCosta subject to conditions. Mr. Neiss summarized conditions to include a revised site plan, impervious coverage calculations, work with engineer for handicap parking, take responsibility if NJDEP has issue with parking spaces, address lighting for new parking areas, the laundry will be open 8 a.m. to 10 p.m. and the fitness area 5 a.m. to 10 p.m. and will apply for soil movement permit if necessary, variance and waivers. Approved: Mr. Berner, Ms. Capasso, Mr. DaCosta, Ms. Grant, Mr. Grotsky, Mr. Mottola, Mr. Thomas, Ms. DeLucia and Chairman DeCarlo. None opposed, Absent: Ms. Prisorndorf and Mr. Geltman.

Next meeting is July 23 at 7:30 p.m.

There being no further business Chairman DeCarlo entertained a motion to adjourn. Motion made by Mr. DaCosta second by Ms. Grant at 10:46, all in favor.

Respectfully submitted,

Lisa C. Sereno

Recording Secretary