

Approved  
2/9/21

**New Milford Zoning Board of  
Reorganization Session/Work Session  
01 12 21  
Virtual meeting (zoom)**

Chairman Weisbrot called the Reorganization/Work Session of the New Milford Zoning Board of Adjustment to order at 7:33 pm and read the Open Public Meeting Act.

**ROLL CALL**

Mr. Adelung	Present
Mr. Birnbaum	Present
Ms. DeBari	Present
Mr. Levine	Absent
Mr. Loonam	Present
Mr. LoPorto	Present
Mr. Rebsch	Absent
Mr. Weisbrot -Acting Chairman	Present
Mr. Sproviero - Attorney	Present
Ms. Batistic-Engineer	Present

**REORGANIZATION 2021**

The Board Attorney Swore in Mr. Joseph LoPorto as a full member (unexp) with a term expiring 12/31/23.

The Board Attorney swore in Mr. Joseph Loonam as a full member (unexp)with a term expiring 12/31/24.

The Board Attorney swore in Mr. George Adelung as a full member (unexp)with a term expiring 12/31/24

The Board Attorney swore in Mr. Justin Hicks as alternate 2 (unexp) with a term expiring 12/31/21.

The Chairman called for a motion to dissolve the firm of 50 States Engineering.  
Motion made by Mr. LoPorto, seconded by Ms. DeBari and carried by all.

The Chairman called for a motion to dissolve the legal counsel of Scott Sproviero, Esq.  
Motion made by Mr. Loonam, seconded by Ms. DeBari and carried by all.

The Chairman called for a motion to dissolve Acting Chairman/Vice Chairman from his obligation to the zoning board  
Motion made by Mr. Birnbaum, seconded by Ms. DeBari and carried by all.

Meeting turned over to the senior member, Mr. Loonam.

Mr. Loonam called for a motion to nominate a Chairman for 2021.  
Motion made by Ms. DeBari to nominate Mr. Ari Weisbrot, seconded by Mr. Adelong.  
The motion passed on a roll call as follows:  
For the motion: Members DeBari, Adelong, Loonam, LoPorto, Birnbaum, Hicks  
Abstain: Member Weisbrot  
No other nominations were made.  
Vote 6-0 Abstain-1

The Chairman called for a motion to nominate a Vice Chairman for 2021.  
Motion made by Mr. Weisbrot to nominate Mr. Loonam, seconded by Mr. Adelong.  
The motion passed on a roll call as follows:  
For the motion: Members Weisbrot, Adelong, DeBari, LoPorto, Birnbaum, Hicks  
Abstain: Member Loonam.  
Vote 6-0 Abstain -1

The Chairman recognized the board's long-time mentor and chairman, Karl Schaffenberger. He said Karl Schaffenberger has set the gold standard on what it means to be on this board. The Chairman said the only interest in serving this board was because of Mr. Schaffenberger and hopes he comes back and reasserts his control over the board because of his steady guidance for the zoning board. Chairman Weisbrot stated that he views himself and Mr. Loonam as a placeholder to hold Mr. Schaffenberger's spot.

RFQ submitted to the board for legal counsel: Scott G. Sproviero, Esq.

The Chairman called for a motion to accept Scott Sproviero's proposal to be renamed as Counsel to the board for 2021.  
Motion made by Mr. Loonam, seconded by Mr. LoPorto.  
The motion passed on a roll call as follows:  
For the motion: Members Loonam, LoPorto, Adelong, DeBari, Birnbaum, Hicks, Weisbrot  
Vote 7-0

RFQ submitted to the board for Board Engineer: 50 States Engineering

The Chairman called for a motion to nominate the engineering firm 50 States Engineering.  
Motion made by Ms. DeBari, seconded by Mr. Adelong.  
The motion passed on a roll call as follows:  
For the motion: Members DeBari, Adelong, Loonam, LoPorto, Birnbaum, Hicks, Weisbrot.  
Vote 7-0

The Chairman stated that Casey Hittel has stepped down from her position in order to take a position on the planning board. He acknowledged and appreciated her services to the zoning board.

Motion to close the reorganization meeting was made by Ms. DeBari, seconded by Mr. LoPorto and carried by all.

## **REVIEW MINUTES OF THE WORK/PUBLIC SESSION – December 8, 2020**

The Board Members reviewed the minutes and there were no changes.

The Board Attorney stated, regarding the 2020 annual report, by statute the zoning board is required to report the actions that the board have taken during the course of 2020. If the board has any recommendations or modifications to the zoning ordinance, that would be also set forth in the report. The annual report has been prepared and sent to the board members to review for next month.

### **RESOLUTIONS**

#### **20-05 - 367 Rose Place, LLC – 367 Rose Place – Block 1216 Lot 22**

#### **Construct second floor/addition – front yard and rear yard setback**

The Board Attorney made some minor changes to the resolution. The Chairman asked the board members if they reviewed the modified resolution. The board members reviewed the resolution and had no changes.

Mr. Loonam noted that Mr. Weisbrot stepped into this position during a challenging time and wanted to acknowledge the great job he was doing. Ms. DeBari agreed. The Chairman responded that he did not always agree with Mr. Schaffenberger and Mr. Loonam over the past years, but what he has learned from both of them was respecting other people's opinions. The Chairman thanked Mr. Loonam for the comment and was glad he was his Vice Chairman.

Motion to close the work session was made by Mr. Adelung, seconded by Ms. DeBari and carried by all.

**New Milford Zoning Board of Adjustment  
Public Session  
January 12, 2021**

Chairman Weisbrot called the Public Session of the New Milford Zoning Board of Adjustment to order at 7:55pm and read the Open Public Meeting Act.

**ROLL CALL**

Mr. Adelung	Present
Mr. Birnbaum	Present
Mr. DeBari	Present
Ms. Hicks	Present
Mr. Levine	Absent
Mr. Loonam -Vice Chairman	Present
Mr. LoPorto	Present
Mr. Rebsch	Absent
Mr. Weisbrot - Chairman	Present
Ms. Batistic -Engineer	Present
Mr. Sproviero - Attorney	Present

**PLEDGE OF ALLEGIANCE**

**OFFICIAL MINUTES OF THE WORK /PUBLIC SESSION December 08, 2021**

Motion to accept the minutes was made by Mr. Birnbaum, seconded by Mr. LoPorto and carried by all.

The Chairman asked the board members if they had any questions or comments on the 2020 annual report. No board members had any questions or comments.

The Chairman told the board members that Scott Sproviero has submitted the board's position on the Fee Schedule and Escrow modifications. The Board Attorney explained that it was forwarded to the borough planner. The planner will incorporate it into a comprehensive ordinance that will deal with both zoning and planning board fees and escrows. Once the planning adopts a resolution and makes a recommendation, it will be submitted to the Mayor and Council.

**RESOLUTIONS TO BE MEMORIALIZED**

**20-05 - 367 Rose Place, LLC – 367 Rose Place – Block 1216 Lot 22**

**Construct second floor/addition – front yard and rear yard setback**

The Board member reviewed the resolution which was modified by the Board Attorney. No members made any comments or changes.

Motion made by Mr. Adelung to memorialize the resolution, seconded by Mr. LoPorto.

The motion passed on a roll call as follows:

For the motion: Members Adelung, LoPorto, DeBari, Loonam, Birnbaum, Weisbrot

Vote 6-0

As there was no further business to discuss, a motion was made to close by Mr. Adelung, seconded by Mr. LoPorto and carried by all.

Respectfully submitted,  
Maureen Oppelaar