



BOROUGH OF NEW MILFORD

**PLANNING BOARD
SPECIAL MEETING MINUTES**

February 7, 2017

Mr. Mottola Acting Chairman called the meeting of the New Milford Planning Board to order at 7:34 pm. The Acting Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Chairman DeCarlo	Absent
Councilman Alonso	Present
Secretary Thomas	Present
Council President Grant	Present
Mr. DaCosta	Present
Acting Chairman Mottola	Present
Mrs. Prisendorf	Absent
Mr. Colucci	Present
Mr. Seymour Alt. 1	Present
Mr. Cottiers Alt. 2	Present
Mr. Leibman - Attorney	Present
Mrs. Batistic – Engineer	Excused
Mr. Grygiel – Planner	Present

Acting Chairman Mottola introduced tonight’s agenda to review the Use and determine consistency of proposed borough ordinance 2017:01. Paul Grygiel is present to describe the proposed ordinance illustrate where he sees consistent or inconsistency to the master plan.

Hedy Grant remarked she understood The Mayor & Council adopted the settlement which included the ordinance and no changes can be made. Our attorney explained The Planning Board can submit recommendations, which could be voted and accepted by a majority of the governing body or adopt a resolution as to why they do not accept.

Paul provided the board with a memorandum listing his findings to consider. The areas subject to rezoning is the noncontiguous current ShopRite and bank sites and the proposed Suez Site both included in the proposed mixed use plan unit development zone. 135 dwelling units, 27 affordable and 12500 sq. ft. of retail at present ShopRite site and the Suez property would be ShopRite supermarket, bank and recreational field and ancillary facility. The board will have more control over general development plan review on either site. Other items included are some changes to list of zones and some administrative cleanup. Some inconsistencies to consider the River Road retail space, Suez property is zoned for single family and the Fair Share Housing language.

The board then along with Marc Leibman and Paul Grygiel reviewed each area of the ordinance. After much discussion the board went through each section in order and defined the suggestions, comments to be included in the resolution.

With no further discussion or suggestions a motion was made by Dominic Colucci second by Tomy Thomas directing Marc Leibman to prepare a resolution encompassing the board's suggestions/comments to the governing body.

The meeting was then opened to the public – there were no comments.

Marc Leibman will have the resolution ready for the Planning Board at the February 21st meeting to adopt. Items to be included are page 2 b.1. any use customary to playing fields i.e. restrooms, storage sheds; 31.5 building height reduce 50 ft. excessive for supermarket; clarity on floor area, governing body review settlement to make sure the number of units in area C is consistent with the settlement agreement, the existing super market site identify consistencies and inconsistencies with the master plan, retail be limited to first floor use, market rate units not contain 3 bedrooms, and the governing body reconsider the size of signage. Approved by roll call – Mr. Alonso, Secretary Thomas, Council President Grant, Mr. DaCosta, Mr. Colucci, Mr. Seymour, Mr. Cottiers, and Mr. Mottola.

It was noted by Mr. Leibman that the board will be reviewing the details when the site plan is submitted. This will enable the board to address such items as lighting and traffic circulation and any other items that may come to the board's attention.

Mr. Mottola introduced the next item on the agenda. The amendment to the developer's agreement known as Gramercy Associates, LLC. This was tabled from last meeting in order to encompass all amendments into one document. Now included is amended escrow, sanitary sewer connection changes, affordable housing with the mixed bedroom makeup which is required, and the increase in pricing. Marc Leibman indicated a motion is needed to have the planning board to sign off on the amendment and to recommend it go to the governing body for final approval. It was noted the plans have been reviewed and approved by the building department.

Motion made by John DaCosta second Mr. Mottola. Approved by roll call – Mr. Alonso, Secretary Thomas, Council President Grant, Mr. DaCosta, Mr. Colucci, Mr. Seymour, Mr. Cottiers, and Mr. Mottola.

With no further business a motion was made by Mr. DaCosta second by Mr. Colucci to adjourn at 8:41 p.m.

Respectfully submitted,

Lisa C. Sereno