



**BOROUGH OF NEW MILFORD**

**PLANNING BOARD  
PUBLIC SESSION MINUTES**

**July 19, 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 Homaychak	Present
Councilman Colucci	Absent
Vice Chairman Pecci	Present
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Thomas	Present
Mr. Bresa Alt. 1	Present
Mr. Seymour Alt. 2	Present
Ms. Lamake - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel – Planner	Present

Chairman DeCarlo welcomed everyone back and Danielle Lamake in Mr. Leibman’s absence.

First order of business approve minutes of previous meetings. A motion was made to adopt as printed the May 24, and June 21, 2016 minutes by Mr. DaCosta seconded Vice Chairman Pecci, all were in favor. The minutes from January 19, 2016 with the correction noted - seconded by Mr. Colucci not Mr. Mottola, a motion was made to approve the minutes as corrected by Secretary Scavetta seconded by Mr. Thomas. Mr. Mottola abstained as he was not present at that meeting all others present approved.

A motion was made by Mayor Subrizi seconded by Mr. Bresa to approve the minutes from the closed session of May 24, 2016 Mr. Seymour abstained all others present approved. Mayor Subrizi advised that the closed session minutes although approved and a part of the record they are not available to the public until the matter is resolved and at the discretion of the Borough Clerk.

Ongoing business – Mr. Grygiel gave background information on the Fee Ordinance for Affordable Housing. The ordinance which was previously introduced needed more detail. The one presented tonight is more in-line with the model fee ordinance introduced by COAH with exemptions carved out for homeowners wanting to improve or build an

addition, needing to rebuild their existing home, collecting development fees and other details which Mr. Grygiel and Mr. Leibman were able to include. More details have been added including clarification of definitions, mixed use inclusion. This would replace the existing Development Fee Ordinance.

There were various discussions of this draft including the fee for demolishing a house and building a new larger house versus adding an addition. Chairman DeCarlo expressed The Board is apprehensive about charging new fees / taxes. The Board does not want to put further burdens on the residents of New Milford but we are obligated to collect COAH Fees.

The changes to the ordinance are as follows:

32-2.3 b.4 will read: Development fees shall be imposed and collected when an existing structure undergoes a change that results in an increased assessed value not exempt as set forth in section 5 below. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

32-2.3 b.5 is removed.

32-2.3 b.6 becomes 5

With no other changes or concerns Chairman DeCarlo asked to entertain a motion to approve the amended COAH Fee Ordinance. Mr. Mottola made the motion seconded by Mr. DaCosta. Roll taken all present accepted – Mr. Bresa & Mr. Seymour did not vote.

The Mayor will act on the Board's behalf to introduce the amended ordinance.

No one from the public was present.

The July 26<sup>th</sup> work session is cancelled the next meeting is a public session scheduled for August 16<sup>th</sup>.

Noted the acceptance of the minutes is a majority vote however Mr. Seymour was not present for the May 24 meeting and Chairman DeCarlo was not present for the June 21.

There being no further business a motion was made to adjourn by Vice Chairman Pecci seconded by Mr. Bresa at 8:29 pm.

Respectfully submitted,

Lisa C. Sereno