



BOROUGH OF NEW MILFORD
PLANNING BOARD
COMBINED SESSION MINUTES

October 23, 2018

Chairman DeCarlo called the meeting of the New Milford Planning Board to order at 7:31 pm. The Chairman read the Open Public Meeting Act, The Pledge of Allegiance was recited.

ROLL CALL

Members Present: Mayor Ann Subrizi, Ms. Kerri Capasso, Mr. John DaCosta, Councilwoman Hedy Grant, Mr. Frank Mottola, Ms. Joann Prisendorf, Mr. Tomy Thomas, Mr. Marc Leibman – Atty., Ms. Margita Batistic – Eng., and Chairman Angelo DeCarlo. **Absent:** Mr. Dominic Colucci and Mr. Jeffrey Geltman, Alt. 1, **Excused:** Mr. Paul Grygiel – Planner

Minutes – August 21, Chairman DeCarlo asked for a motion to adopt as printed. Motion made by Ms. Capasso, second by Mr. Thomas. The motion was passed with none opposed. Abstained: Mayor Subrizi, Mr. DaCosta and Councilwoman Grant.

New Milford Village – Susan Rubright attorney with Brach Eichler LLC, 101 Eisenhower Parkway, Roseland representing New Milford Village gave a brief introduction of the complex which was constructed in 1948 with 440 apartments and is well maintained. Parking is at a premium and there are no amenities. They would like to construct a community building with updated laundry room, fitness center, a small room for residents use (parties) and improve the rental office. Variances will be needed to proceed which will enhance the quality of life for the residents.

Chairman DeCarlo stated for the record this is a conceptual meeting which Mr. Leibman confirmed and noted there is no testimony nor votes taken and is just an opportunity to share information/thoughts.

Alan Hammer, senior partner of Brach Eichler LLC and managing member of the owner of the property gave some background and intentions for the future of New Milford Village (Affiliated Management). 57 new parking spaces will be added to the 450 on site without taking down trees and maintaining green space. The building will not be a profit center, residents use only with a nominal charge for the added community room and fitness center. Entrance by key fob programmed for approved use.

Howard Coopersmith, architect with SWS Architects, 316 Eisenhower Parkway, Livingston went over the floor plan and exterior of the community building. It will be similar to existing buildings visually.

Seeking variances for side line, coverage, distance between parking and building. There is no use or height needed. They are not changing building footprint, impervious coverage is being added with parking spaces. Advised to look into zoning ordinance for parking. Chairman DeCarlo recommended to install sprinklers and Ms. Batistic advised noted the need to comply with the new storm water management ordinance.

Alan Hammer added the old boiler room indicated on the plan which is abandoned will be made into a workshop with new framing and roof. Also if cost effective a basement may be added.

Discussions included living space/parking/demographics/turnover of apartments, parking, “party room” usage and access to the community building. Old laundry rooms will be eliminated if not being used.

Emergent - Chairman DeCarlo informed the board he had a sidebar conversation with Ms. Prisendorf about the medicinal use of marijuana. Ms. Prisendorf continued sharing concerns of medicinal dispensaries if allowed would automatically allow recreational dispensaries included in the proposed bill. Mayor Subrizi added our business ordinance states what is permitted and dispensaries are not listed. At this time there is nothing to be done in this matter.

The November 20 meeting is cancelled the next meeting will be November 27, 2018.

There being no further business Chairman DeCarlo entertained a motion to adjourn. Motion made by Ms. Prisendorf second by Mr. DaCosta at 8:56 p.m., all in favor.

Respectfully submitted,
Lisa C. Sereno