



BOROUGH OF NEW MILFORD

PLANNING BOARD WORK SESSION MINUTES

JUNE 25, 2013

Mayor Subrizi called the work session of the New Milford Planning Board to order at 7:36 pm. The Mayor read the Open Public Meetings Act. All recited the Pledge of Allegiance.

ROLL CALL

Chairman DeCarlo	Present (7:40 pm)
Mayor Subrizi	Present
Secretary Scavetta	Present
Council Liaison Grant	Absent
Vice Chairman Pecci	Present
Mr. Appice	Present
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Prendergast, Alt. 2	Present
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present

Mayor Subrizi said she received an email from Sergeant Ron Salzano regarding a sustainable grant. She said the Borough could be awarded \$310,000.00 for planning, for incorporating sustainable NJ goals into the Master Plan. She said the previous master plan cost approximately \$250,000.00 which the Borough spread out \$50,000.00 over the course of five years. She said if New Milford qualifies it would be very good news for the Borough. She said Councilwoman Duffie and Chairman DeCarlo would be attending a meeting in Trenton. Chairman DeCarlo said he would update the members at the July Planning Board meeting after he and Councilwoman Duffie attends the Trenton meeting. Mayor Subrizi said she was happy the grant opportunity happened just as New Milford was in the process of updating the Master Plan. In answer to Mrs. Scavetta, Mayor Subrizi said the grant money had to be used for planning purposes.

Chairman DeCarlo reviewed with the members the resolutions passed at the May 29, 2013 Mayor and Council meeting. Resolution # 2013-167 stated the Mayor and Council wish to relocate the borough's remaining affordable housing obligation and provide for any future obligation mandated by the State of NJ via revisions of the borough's zoning ordinance and Master Plan. Resolution # 2013-168 stated the Mayor and Council wish to address the need for improvement of the outdated housing stock in the various garden apartment zonings. They directed the Planning Board to make appropriate recommendations to the Governing Body to make changes it deems necessary to the Master Plan to achieve this goal. Resolution # 2013-169 states the Mayor and Council see a need for improved and/or additional recreational space within the Borough, and they direct the Planning Board to make appropriate recommendations and any changes it deems necessary to the Master Plan to achieve this goal. Mayor Subrizi said the

current master plan has the entire affordable housing obligation on the United Water/ Hekemian site. She said currently Mr. Brunetti offered to rehabilitate Brookchester Apartments to include affordable housing in his proposed plan. She said we may not want to remove the obligation from the United Water/Hekemian plan but perhaps spread the obligation out to include the Brunetti site. She said nothing can be proposed until a fiscal impact study has been completed.

In answer to Mayor Subrizi, Board Secretary said she understood that Sarna from the Gramercy Project has now taken the property off the market and he is not selling to either of the two developers who had expressed interest in the property. She said the permit extension act on that case should expire on June 30, 2013 and he would have to re-appear before the Planning Board whether it would be with the same previously approved plan or a new proposed plan. In answer to Mayor Subrizi, Chairman DeCarlo read from the master plan that Gramercy also had four (4) affordable housing credits obligations on that site. Chairman DeCarlo said the Borough also has credits for the group homes within the town. In answer to Chairman DeCarlo, Mayor Subrizi said on page 22 of the 2008 Master Plan, 40 affordable housing units would be required if 200 residential units were built on the United Water site. Chairman DeCarlo asked what our obligation would be now the Hekemian plan is proposing twenty-four (24) residential units. Board Attorney said the growth share regulations have recently been removed but are still being reviewed by the courts. He said the growth share was calculated by applications not adding residential units which were creating more of a growth share for the municipalities based on different types of uses. Mr. Mottola said some of the objections by municipalities had to do with creating affordable housing created more of a growth share obligation. He said the formula was ludicrous. Chairman DeCarlo asked whether changing the Master Plan using old obligation numbers would be sensible if the State approves the growth share obligation formulas and our obligation was reduced. Some members said they think it would not be sensible to start putting obligations all over the Borough for a new growth share formula, as the formula might go away. Mayor Subrizi believed they have to continue as if the growth share formula still exists. Board Attorney agreed. Mayor Subrizi read aloud a letter from the Borough Planner, Mr. Grygiel stating the Borough had the responsibility to provide a realistic opportunity to provide low and moderate income families residential units as described in the fair share housing act. However, there is no framework in place from the State on how to guide the municipality. Board Attorney said it is unfortunate that COAH disqualified the 1400+ Brookchester units, because New Milford does provide low income housing in comparison to River Edge or Oradell. However, since they were built in the 1940's they do not qualify. He said however, if they rehab the 1100+ apartment units it could qualify but they just don't know yet. Board Attorney said we also don't know if the un-rehabilitated Brookchester units would qualified under the new criteria. He said we just do not have guidelines as of yet. Chairman DeCarlo said it has to be addressed though and it is the Planning Board's jurisdictional duty to do that. Mayor Subrizi said this discussion always comes up at a Mayor and Council meeting that the COAH obligation has to be re-addressed on the Master Plan as the entire obligation sits on the United Water property. Chairman DeCarlo stated currently there is no place to put COAH units. She answered not as of yet, and they have to wait for the fiscal study prior to placing any obligation with Brunetti.

In answer to Chairman DeCarlo the Mayor asked if the Master Plan could address zoning changes. Board Attorney said it could be done with ordinances. She said her concerns with single family homes going from one bathroom to three maybe four bathrooms and asked if the

current infrastructure could handle that. Board Attorney said zoning could be tightened with FAR requirements, Chairman DeCarlo said they discussed that before and the board members seemed against floor area ratio requirements. Mayor Subrizi said smaller fixes could be rain barrels and different impervious surfaces could be utilized except they are very expensive.

Chairman DeCarlo said he is looking forward to the meeting in Trenton to see if there are grant funds available to subsidize homeowners who are looking to add seepage pits or more sustainable surfaces. He was interested to see if there is a type of program to assist homeowners, especially in flood prone areas. Chairman DeCarlo did not know if these types of issues could be addressed in the Master Plan. Mr. Mottola said the Master Plan is a road map that has to be translated into ordinances. Mr. Mottola said the Master Plan could recommend or encourage the usage of green-paving concepts, impervious pavement, or grass or gravel porous paving systems, where you can park your car on the grass on those types of materials. He said then there would have to be a tradeoff. For example, the applicant would be allowed to go over the 40% impervious coverage if you use these types of materials and you would list the types the Borough wishes to encourage usage of.

Motion by Mayor Subrizi seconded by Ms. Scavetta, and carried by all to open the meeting to the public.

No one wished to be heard.

Motion by Mayor Subrizi seconded by Ms. Scavetta, and carried by all to close the meeting to the public.

Chairman DeCarlo asked the secretary if Mr. Grygiel could attend the July 16th or July 23rd meeting and keep the planning board members advised. Board members were in agreement they liked the conference room upstairs due to the round table for discussing the Master Plan meetings.

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Celeste Scavetta seconded by Frank Mottola, and carried by all. Chairman DeCarlo said the next meeting will be held on July 16, 2013 at 7:30 pm unless Mr. Grygiel couldn't attend that meeting then it would be July 23, 2013 at 7:30 pm in the upstairs conference room.

Respectfully submitted,



Maria Sapuppo
Recording Secretary