



**BOROUGH OF NEW MILFORD  
PLANNING BOARD  
COMBINED SESSION MINUTES**

**December 15, 2015**

Chairman DeCarlo called the public session portion of the New Milford Planning Board to order at 7:40 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance.

**ROLL CALL**

Chairman DeCarlo	Present
Mayor Subrizi	Present
Secretary Scavetta-Homaychak	Present
Council Liaison Colucci	Present
Vice Chairman Pecci	Present
Mr. Appice	Absent
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Tsakalis	Absent
Mr. Prendergast, Alt. 2	Absent
Mr. Leibman - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygeil - Planner	Excused

**OFFICIAL MINUTES**

**Motion** by Mayor Subrizi, seconded by Vice Chairman Pecci, and carried by all, to approve the October 20, 2015 minutes with a slight change of removing the misplaced “#3” from the second to last paragraph.

As there was no public at this point of the meeting the Board continued right into the work session portion of the meeting.

**WORK SESSION**

Business Zone Ordinance

Chairman DeCarlo advised the members that Mr. Grygiel was asked by the Governing Body to review the Business Zone ordinances. The Board members received the Board Attorney's resolution recommending the changes to the governing body.

Mr. Mottola suggested to add establishment after personal services to be consistent with the definitions which state personal service establishments. Board Members agreed. Mr. Mottola questioned the 10% affordable housing set-aside. Board Attorney recommended to go with the Planner's suggestion as that figure was consistent with most towns. Board members had questions regarding grade 5 or better oil. Board Attorney said he would reach out to Mr. Grygiel to see if he had an explanation. After much discussion regarding dry cleaners it was understood that dry cleaning would not be done on site, and they would need to seek a variance at the Board of Adjustment.

**Motion** by Mayor Subrizi, seconded by Councilman Colucci to accept the resolution recommending the changes to the business zone ordinance.

Mayor Subrizi	For the motion
Secretary Scavetta-Homaychak	For the motion
Council Liaison Colucci	For the motion
Vice Chairman Pecci	For the motion
Mr. DaCosta	For the motion
Mr. Mottola	For the motion
Chairman DeCarlo	For the motion

### 2016 Schedule of Meetings

**Motion** by Councilman Colucci seconded by Secretary Scavetta and carried by all to approve the 2016 Schedule of meetings. Board Attorney asked the Board Secretary to notice the meetings in the official Borough newspapers.

### Borough's Housing Element and Fair Share Plan

Board Attorney advised the members that the Borough Attorney Mr. Madaio received an order extending temporary immunity subsequent to receipt of the Special Master's report regarding the Borough's Housing Element and Fair Share Plan which report is due on or before March 31, 2016.

Chairman DeCarlo announced that Board member Theo Tsakalis tendered his resignation from the board as he was moving. Chairman DeCarlo wished everyone happy holidays and a happy, healthy New Year. As there was no further

business to be conducted by the Board, a **motion** to adjourn was offered by Mayor Subrizi seconded by Dominick Colucci, and carried by all. Chairman DeCarlo said the Reorganization meeting will be held on January 19, 2016.

Respectfully submitted,



Maria Sapuppo  
Recording Secretary