



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

May 26, 2015

Chairman DeCarlo called the work session of the New Milford Planning Board to order at 8:21 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance.

ROLL CALL

Chairman DeCarlo	Present
Mayor Subrizi	Absent
Secretary Scavetta	Absent
Council Liaison Colucci	Present 8:20
Vice Chairman Pecci	Present
Mr. Appice	Present 8:15
Mr. DaCosta	Absent
Mr. Mottola	Present
Mrs. Prisendorf	Absent
Mr. Tsakalis	Absent
Mr. Prendergast, Alt. 2	Absent
Mr. Leibman - Attorney	Present
Mrs. Batistic – Engineer	Excused

WORK SESSION

Chairman DeCarlo thanked the members for attending as he wanted to keep the Planning Board members advised of upcoming matters. He advised the Board members that he would be unable to attend the June 16th in which Mr. Grygiel would be attending to update the members regarding the COAH (Council of Affordable Housing) status and the proposed business zone ordinance changes.

Mr. Mottola asked if anyone received an April 24th correspondence from New Jersey Builders Association with the updated NJ Supreme Court Decision returning Mount Laurel matters to trial courts. He said New Milford's third round prospective requirement is at 149 units as per the NJ Builder's Association document. After much discussion by the members Mr. Mottola said he would

forward a copy to the secretary.

BUSINESS ZONE ORDINANCE PROPOSAL

Chairman DeCarlo asked Councilman Colucci for an update on the business zone proposed changes. Mr. Colucci said the Governing Body felt there was a need for the business zone ordinance to be updated. They asked for the assistance of Mr. Grygiel the Borough Planner. Councilman Colucci said the Governing Body has not received any of the proposed changes as of yet. Chairman DeCarlo stated the Planning Board should get a copy of the proposed changes to make sure it is consistent with the Master Plan. Board Attorney suggested that a two member subcommittee could possibly assist the Mayor and Council in drafting an ordinance instead of waiting for monthly updates from Mr. Grygeil. Chairman DeCarlo asked Councilman Colucci if he would be on the subcommittee, Mr. Colucci said either he or the Mayor would be and he suggested the Chairman be included in the committee. Councilman Colucci said he would update the Governing Body. Mr. Mottola advised the members that the Planning Board made some recommendations in the recent Master Plan update. He advised the board regarding the recommendation to remove the single family use in the business zone. Board Secretary read the proposed recommendations from the 2014 Master Plan. Chairman DeCarlo asked the secretary to email the members the master plan recommendations regarding the business zone. Mr. Colucci said he would update the Governing Body with regard to the recommendations in the Master Plan.

Board Attorney advised the members that one of the lawsuits have been dismissed, the second one is currently pending. He said Mark Madaio, Borough Attorney will follow up on that matter with Mr. Del Vecchio.

Chairman DeCarlo advised the members of the typical procedure for when the Brookchester application gets filed. He said they would appear at the work session, then the Board Engineer would deem the application complete pending her report and then they would appear at the public session where typically their attorney, planner, engineer, traffic expert would testify. He advised that the public would typically question the witnesses after each testimony. Board Attorney advised that they would most likely be appearing with a zero variance site plan application.

PUBLIC SESSION

At this time the board went into the public session portion of the meeting.

No public was in attendance. No one wished to be heard.

OFFICIAL MINUTES

Motion by Mr. Mottola, seconded by Vice Chairman Pecci, and carried by all to approve the official minutes of February 24, 2015 as submitted.

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Vice Chairman Pecci seconded by Councilman Colucci, and carried by all. Chairman DeCarlo said the next meeting will be held on June 16, 2015 at 7:30 pm with Mr. Grygiel in attendance.

Respectfully submitted,



Maria Sapuppo
Recording Secretary