



**BOROUGH OF NEW MILFORD**  
**PLANNING BOARD**  
**PUBLIC/ WORK SESSION MINUTES**

**AUGUST 27, 2013**

Chairman DeCarlo called the public session of the New Milford Planning Board to order at 7:32 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance. Chairman DeCarlo thanked Ms. Grimaldi for covering the meeting due to a health emergency with the recording secretary.

**ROLL CALL**

Chairman DeCarlo	Present
Mayor Subrizi	Present
Secretary Scavetta	Absent
Council Liaison Grant	Present
Vice Chairman Pecci	Present
Mr. Appice	Present
Mr. DaCosta	Present
Mr. Mottola	Present
Mrs. Prisorndorf	Present
Mr. Rasulo	Present
Mr. Prendergast, Alt. 2	Present
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present
Mr. Grygiel – Planner	Present

**PUBLIC SESSION**

Chairman DeCarlo advised the members that at the September 23rd Mayor and Council meeting the Brunetti application was going to be presented. The Mayor felt it was important for the Planning Board members to attend the meeting. She said this would not be a formal application. Councilwoman Grant said they will be discussing a fiscal impact analysis presentation. Mr. Grygiel did review the submittal for the Brunetti project. He said there is no zoning in place to allow for a redevelopment proposal, so he said it was a bit premature to expect them to show what they are proposing to build. However, he said they have retained an engineer who will be attending the 23<sup>rd</sup> meeting, due to the infrastructure concerns that this board raised. He said the engineer would also address some initial findings such as traffic, sewage, and if they can accommodate the growth proposed in the pending application. In answer to Chairman DeCarlo, Mr. Grygiel said they are looking to increase 450 units. Mr. Grygiel said in his review letter, he asked the applicants to come up to 10% of the increased housing for affordable housing. He said that number would also address New Milford's COAH obligation as it currently exist. Mr. Grygiel said he questioned and had concerns of the fiscal impact figures. He said their planner would be providing backup information. In answer to Vice Chairman Pecci, Mr. Grygiel said the Brunetti applicant will have to submit a traffic study to see if the roads can handle the additional

people.

In answer to Chairman DeCarlo, Mr. Abrahamson advised the members that attending the Mayor and Council meeting should not be done as a group Planning Board meeting where discussions should be not be happening. He also advised to not ask questions at the Mayor and Council meeting. All questions should come before the planning board meeting to be discussed. Mr. Grygiel said he questioned and had concerns of the fiscal impact figures. He said their planner would be providing backup information.

Chairman DeCarlo advised the members there would be a curtsey presentation by him and an architect for the renovations to Company 1 and Company 2 firehouses. He said he has been very involved in the planning stages of the renovations for many years and was glad to present to the planning board the plans for their review and comments. Chairman DeCarlo advised Vice Chairman Pecci he would be chairing that portion of the meeting.

Chairman DeCarlo noted for the record there was no public in attendance, therefore they were not opening the meeting to the public. At this point the members went into the work session portion of the meeting.

## **WORK SESSION**

Mr. Grygiel said he received the GIS data from the County today. Ms. Batistic said sanitary sewers are available on GIS due to a project that needed that to be done. Chairman DeCarlo said United Water also has the sewers in GIS format he asked if someone could retrieve that information. Mr. Grygiel said he will import as much information as he could in time for next month's meeting. Chairman DeCarlo questioned if the infrastructure could be addressed in the Master Plan. Board Engineer explained to the members that the sewer capacity is based on bedroom count in single family residential homes. She said however if a multiple dwelling is proposed, the responsibility is on the applicant to make sure the infrastructure can handle the additional capacity. She used an example if a single family home with five bedrooms was being proposed where there was a two bedroom house existing the applicant would not have to make sure the infrastructure could handle the additional capacity. Mrs. Prisendorf felt that was unfair. Mayor Subrizi said we should address the infrastructure in the master plan she referred to the 2004 Master Plan recommendation. Ms. Batistic said she felt sanitary sewer isn't as important as storm sewer. She said the storm sewer were designed 50 years ago and they were not designed to handle the capacity. Chairman DeCarlo said the DPW knows where the sewer problems are, and he recommended a report be sent to the Mayor and Council. He doesn't know if sewers could be addressed in the Master Plan. In answer to Mr. DaCosta, Ms. Batistic said the Brunetti proposal would have to address this. She said the applicant will have to improve them or not build. She said the town would not be responsible. In answer to the Mayor, Board Engineer said she would ask the applicants to provide the capacity analysis of the existing system. Chairman DeCarlo asked if we could tighten the language to make sure the developer is responsible. Mr. Grygiel said that he could add this concern to objectives and goals.

Mayor Subrizi advised the planner that the Mayor and Council are hoping to receive a plan for the Police Station by the end of the year and go out to bid in 2014. The Mayor also said other

Borough hall offices would be relocated into the old police department section due to them also running out of space. Mr. Grygiel said that should be noted in the Master Plan under Community facilities. She said the fire department renovation plans will be presented to the board members next week for the renovation to Company 1 and Company 2. Mayor Subrizi said all the emergency service buildings have to be updated as they weren't designed for the future of computers. In answer to Mr. Grygiel who questioned about other community facilities, Mayor Subrizi said the New Milford/Oradell ambulance are not under the borough's designation.

Councilwoman Grant asked if shelters could be provided in case of emergency in the library. Mayor Subrizi said in order for a town to have a shelter, you would need health services, security and generators. Mayor Subrizi, Councilwoman Grant and Chairman DeCarlo said the library is one of the best in Bergen County. Councilwoman Grant said the library is probably better suited for warming/cooling stations, and to charge peoples cell phones.

In answer to Chairman DeCarlo, the Mayor said the pump station is located on Jackson Avenue over by the middle school. Mayor Subrizi said the DPW yard was poorly placed. Councilwoman Grant said maybe just the gas pumps should be relocated. Mayor Subrizi asked if we could add to the Master Plan that a long term goal would be to recommend to relocate the gas pumps out of the flood zone area.

Councilwoman Grant asked if circulation was discussed at the last meeting. Mr. Grygiel said walking/biking paths were discussed. Board Engineer said some roads in New Milford are so wide she could see bike paths being proposed. Ms. Prisdorf recommended behind the United Water property. Councilwoman Grant said if the application before the zoning board were to be approved there could be semi-trucks driving through, which she felt might be unsafe. Board Engineer said a goal could be written as all streets in New Milford should have sidewalks. Mayor Subrizi questioned if the area over by Sanzari's Restaurant would be convenient for a bike/walk path due to its proximity to the train station. The members discussed if that area is in a historic district the Mayor said she would supply Mr. Grygiel with the general improvement plan with that area.

Mr. Grygiel said the Recreation and Open space element portion of the Master Plan was just updated last year and he asked the members if anything has changed. Chairman DeCarlo said the Blue Acres properties were now owned by the Borough. Mr. Grygiel said Ms. Batistic sent that information over to him and he would add it to the packet he was preparing for the planning board. Mayor Subrizi said the Stueben Avenue property who used to be owned by Van Eck has also been purchased by the Borough. Mr. Grygiel said he would like to add a section regarding New Bridge Landing, to make people aware of that agency. After much discussion it was decided to adjust the Industrial Zone and Light Industrial Zone. Mr. Grygiel said he would propose a recommendation for those Zones. Mr. Mottola had questions regarding the business zone. Mr. Grygiel said he would look into that zone

Councilwoman Grant said the historic commission was discussing how Peetzburgh was not recognized by the State and the commission was going to pursue trying to see the procedure of having that designated. Mr. Grygiel said he would like to add that update into the Historic District section of the Master Plan. Mr. Grygiel said he believed it needs to be designated locally

first, and then it can go onto the State to be considered being designated. He asked Ms. Grant to forward him any information with regard to Peetzburgh so he can update the historic element part of the Master Plan. Chairman DeCarlo questioned if residential properties in the single family home zone, could be listed in the Master Plan and if they were to sell the Borough would have right of first refusal. Mr. Grygiel said he believed the dwelling would have to be designated as a local landmark for that to happen. After much discussion, where Chairman DeCarlo, the Mayor and Councilwoman Grant named numerous historic houses it was decided to follow up with the historic commission with regard to adding the houses into the Master Plan. However, Mr. Grygiel said he did not think it was possible to prevent someone selling their house that was not on the State historical designation list. He said however he felt they had to appear before the commission to do repairs and alterations.

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

As there was no further business to be conducted by the Board, a **motion** to adjourn was offered by Mrs. Prisendorf seconded by Frank Mottola, and carried by all. Chairman DeCarlo said the next meeting will be held on September 24, 2013 at 7:30 pm in the upstairs conference room and directed the secretary to notice it as a combined meeting.

Respectfully submitted,



Maria Sapuppo  
Recording Secretary