



BOROUGH OF NEW MILFORD
PLANNING BOARD
PUBLIC SESSION
January 24, 2012
7:30 P.M.

MOTION BY: H. BERNER

SECONDED BY: C. SCAVETTA

Chairman DeCarlo called the Public Session of the New Milford Planning Board to order at 7:35 pm. The Chairman read the Open Public Meetings Act. All recited the Pledge of Allegiance.

ROLL CALL

Chairman DeCarlo	Present
Mayor Subrizi	Present
Council Liaison Berner	Present
Secretary Scavetta	Present
Vice Chairwoman Hudak	Present
Ms. Prisendorf	Present
Ms. Sirocchi	Present
Mr. Santino	Present
Mr. Pecci	Present
Mr. Newman, Alt. 1	Present
Ms. DeCosta, Alt. 2	Present
Mr. Abrahamsen - Attorney	Present
Mrs. Batistic – Engineer	Present

Chairman DeCarlo and all the members welcomed Mr. Abrahamsen as the new attorney to the Planning Board. Mr. DeCosta was sworn in by Board Attorney as Alternate #2. Mr. DeCosta signed the oath of alliance, everyone congratulated him and applauded. Chairman DeCarlo explained to Mr. DeCosta the procedures of being an alternate Planning Board member. Board Secretary explained to the new members, Bergen Community College was holding the mandatory class in which the new members were required to take on March 10th along with another class being offered on March 17th.

#12-01a- Home Professional Office Resolution

Mr. Abrahamsen advised the members according to N.J.S.A 40:55D-26 where the governing body referred the proposed Home Professional Office Ordinance 30-21.2a to the Planning Board to see if it was consistent with the Master Plan.

Motion to accept the resolution as submitted, was given by Mrs. Prisendorf, and seconded by Mrs. Sirocchi.

Mayor Subrizi	For the motion
Councilman Berner	For the motion
Secretary Scavetta	For the motion
Vice Chairwoman Hudak	For the motion

Chris Pecci	For the motion
Joanne Prisendorf	For the motion
Pat Santino	For the motion
Thea Sirocchi	For the motion

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

No one wished to be heard.

Motion by Mr. Pecci, seconded by Ms. Prisendorf, and carried by all to close the meeting to the public.

Chairman DeCarlo asked for a motion to go into the work session portion of the meeting.

Motion by Mrs. Prisendorf, seconded by Councilman Berner, and carried by all to continue into the work session meeting.

NEW BUSINESS

Application # 12-01- Woodcrest Center – Site Plan Approval

Mr. Thomas Trautner, attorney representing the applicants explained to the members that the project would consist of constructing a three story, 740 square foot patio/porch addition to Woodcrest Center's existing facility, and to add thirty-four (34) parking spaces to its existing parking for a total of one hundred and sixteen (116) spaces. He said the applicant is also proposing to eliminate one sign 2' x 4' sign and replace with a new 3' x 6' sign. Mr. Trautner requested the Board deem the application complete so they could be heard at the Public Session in February.

Chairman DeCarlo advised the members that it was customary at the work session to ask informal questions and to not seek testimony. Mayor Subrizi questioned allocating six parking spaces in front of the new solarium/patio; she felt that would ruin the affect they were trying to achieve. Mr. Angelo Caputo, Architect said the facility is in desperate need of additional parking, he said they were proposing the additional six spaces were to be used for visitors so they did not have to walk around from the back of the facility.

Chairman DeCarlo asked if the handicap parking spaces under the overhang were going to be reconfigured. Jules Szalay, engineer said the barrier free spaces are not in accordance with the ADA code with regard to the slope or size. He said the new reconfiguration would comply with the ADA standards. In answer to Chairman DeCarlo, Mr. Szalay said they were cutting into the grassy area closest to the building. Mr. Szalay said the goal of the applicant was to provide the more parking spaces to benefit the facility.

After much discussion, Mr. Trautner said the only interior renovation would be to upgrade the dayrooms. He said most of the work would be on the patio/porch area. He said the patio is needed because of the excessive elevator congestion. He said guardrails would be installed to the patio for safety. He said the patio would not be a four season room. In answer to Ms. Scavetta, Mr. Trautner said currently there are two public and one service elevator. Mrs. Prisendorf asked if they could view the interior premise, Mr. Trautner said that could be arranged. Board Attorney said not more than three members would be appearing for the site visit. She felt it would educate the members on the upgrades

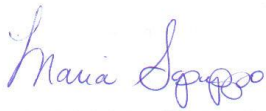
needed. Mrs. Prisendorf, Ms. Scavetta and Ms. Sirocchi all volunteered to visit Woodcrest Center. The Board secretary said she would make the arrangements with the applicants' attorney.

In answer to Chairman DeCarlo, Board Engineer said storm water calculations have been submitted and currently are being reviewed. Chairman DeCarlo questioned the size of the parking stalls. Mr. Szalay briefly explained how the parking stalls technically conform. Board Engineer agreed with Mr. Szalay.

In answer to Chairman DeCarlo, Mr. Szalay said the applicant has currently submitted plans to Bergen County Planning Board. In answer to Chairman DeCarlo, Board Engineer and Board Secretary said the plans were deemed complete. Mr. Trautner said he was going to notice for the February 21, 2012 public meeting.

As there was no further business to be conducted by the Board, a motion to adjourn was offered by Mrs. Hudak, seconded by Ms. Scavetta and carried by all. The Public Session to hear this matter will be held on February 21, 2012 at 7:30 pm in the Council Chambers.

Respectfully submitted,

A handwritten signature in blue ink that reads "Maria Sapuppo". The signature is written in a cursive, flowing style.

Maria Sapuppo
Recording Secretary