

Approved
3/26/15

**New Milford Zoning Board of Adjustment
Work Session
February 10, 2015**

Chairman Schaffenberger called the Work Session of the New Milford Zoning Board of Adjustment to order at 7:35 pm and read the Open Public Meeting Act.

ROLL CALL

Mr. Binetti	Present
Ms. DeBari-Vice Chairwoman	Present (7:55)
Mr. Denis	Present
Mr. Joseph	Present
Mr. Loonam	Present
Mr. Rebsch	Present
Mr. Stokes	Present
Mr. Weisbrot	Present
Mr. Schaffenberger-Chairman	Present
Mr. Sproviero - Attorney	Present
Ms. Batistic –Engineer	Present

REVIEW OF MINUTES

The Board Members reviewed the minutes for January 13, 2015 and there were no changes.

RESOLUTION

14-05 -ISKOWITZ – 1109 Korfitsen Road– Block 206 Lot 8

The Board Members reviewed the resolution and there were no comments or questions.

OLD BUSINESS

13-02B Alex & Sons Real Estate – 391 Madison Avenue – Block 1211 Lot 32

Two duplexes on a single lot with two units per building

Use, front yard and height

The Chairman informed the Board that Mr. Lodato would be attending the meeting in place of Mr. Alampi. The Board Attorney said they have opened to the public with regard to cross examination of the planner and all their witnesses have been presented. The Board needs to open to the public for final general comments and hear the summation of the applicant's counsel. He added that Mr. Grygiel would also speak on what was before the Board and they would move forward with a determination.

Motion to close the work session was made by Mr. Binetti, seconded by Mr. Stokes and carried by all.

**New Milford Zoning Board of Adjustment
Public Session
February 10, 2015**

Chairman Schaffenberger called the Public Session of the New Milford Zoning Board of Adjustment to order at 7:55 pm and read the Open Public Meeting Act.

ROLL CALL

Mr. Binetti	Present
Ms. DeBari- Vice Chairwoman	Present
Mr. Denis	Present
Mr. Joseph	Present
Mr. Loonam	Present
Mr. Rebsch	Present
Mr. Stokes	Present
Mr. Weisbrot	Present
Mr. Schaffenberger-Chairman	Present
Mr. Sproviero - Attorney	Present
Ms. Batistic – Engineer	Present
Mr. Grygiel – Planner	Present

PLEDGE OF ALLEGIANCE

OFFICIAL MINUTES OF THE WORK SESSION - January 13, 2015

Motion to accept the minutes were made by Mr. Stokes, seconded by Mr. Binetti and carried by all.

OFFICIAL MINUTES OF THE PUBLIC SESSION – January 13, 2015

Motion to accept the minutes were made by Mr. Stokes, seconded by Ms. DeBari and carried by all.

RESOLUTION TO BE MEMORIALIZED

14-05 -ISKOWITZ – 1109 Korfitsen Road– Block 206 Lot 8

Motion to memorialize the resolution was made by Mr. Binetti, seconded by Mr. Denis.

The motion passed on a roll call vote as follows:

For the motion: Members Binetti, Denis, Loonam, Stokes, Weisbrot, DeBari, Schaffenberger.

Approved 7-0

OLD BUSINESS

13-02B Alex & Sons Real Estate, LLC – 391 Madison Avenue – Block 1211 Lot 3

Two duplexes on a single lot with two units per building

Mr. Thomas Lodato from Alampi & De Marrais, on behalf of the applicants Alex and Sons, stated that Mr. Alampi has been handling this application since its inception. He added that testimony was concluded at the last meeting and they were here for a summation and a deliberation by the Board. Mr. Lodato said unfortunately Mr. Alampi was not be able to attend

this meeting. Mr. Lodato said while he was part of Mr. Alampi's office, he had no involvement with this application and was seeking an adjournment. The client was present but they wanted Mr. Alampi to conclude the application by making his summation and responding to any comments made by the public, said Mr. Lodato. He recognized that this might be inconvenient to the Board and the public but it was not planned and asked the Board's consideration.

The Chairman understood from the Board Attorney that it was his decision to make. The Board Attorney agreed. The Chairman stated that it was no reflection on Mr. Lodato's ability but understood why the applicant would want Mr. Alampi present and his summation would be important. The Chairman granted the adjournment. The Board Attorney said subject to the applicant extending the time that the Board has to render a determination through the time of the March 10th meeting.

Mr. Loonam asked if they have heard the comments. The Board Attorney answered no that they still had to open for final comments. Mr. Loonam asked if they could do the final comments at this meeting. The Board Attorney answered no because Mr. Alampi was not present.

The Chairman polled the board and all the members would be present at the March 10th meeting.

Mr. Lodato thanked the Board Members.

As there was no further business to discuss, a motion was made by Ms. DeBari, seconded by Mr. Binetti and carried by all.

Respectfully submitted,
Maureen Oppelaar