Welcome to the Montville Township Planning Board hearing. Please turn off all cell phones during the proceedings. Thank you.

**ROLL CALL**
Mr. Gary Lewis  
Mr. Adam Adrignolo  
Mr. Arthur Maggio - AE  
Dr. Lawrence Kornreich - Environmental Comm  
Committeeman Richard Conklin  
Mr. John Visco  
Mayor Frank Cooney  
Mr. Russell Lipari  
Mr. Tim Braden  
Mr. Nicholas Agnoli (alt#1)  
Mr. Pane Repic (alt#2)

*Also present:*
Board Attorney: Michael Carroll, Esq.  
Board Engineer: Stan Omland, PE  
Board Planner: Joseph Burgis, PP, AICP - Burgis Associates  
Secretary: Jane Mowles  
Recording Secretary: Kelley Kehoe

**ANNOUNCEMENTS**

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF COMPLIANCE**
As required by the Open Public Meetings Act, adequate notice of this meeting has been provided which notice specified the time and place of the meeting to the extent known at that time. The notice was posted on the bulletin board at the Municipal Building, sent to the Daily Record, and the Citizen, posted on the Township’s website calendar, and placed on file at the Township Clerk’s office. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act.

**COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN**

<table>
<thead>
<tr>
<th>Committee</th>
<th>Appointment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board of Adjustment</td>
<td>Adam Adrignolo, Gary Lewis (Alternate)</td>
</tr>
<tr>
<td>Board of Health</td>
<td>Russ Lipari</td>
</tr>
<tr>
<td>Environmental Commission</td>
<td>Larry Kornreich</td>
</tr>
<tr>
<td>Water &amp; Sewer</td>
<td>Art Maggio</td>
</tr>
<tr>
<td>Historic Preservation Review Commission</td>
<td>John Visco</td>
</tr>
<tr>
<td>Design Review Committee</td>
<td>Tim Braden</td>
</tr>
</tbody>
</table>
SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS
Amendment to Professional Services Agreement for Master Plan Re-Examination additional $8,500
Amendment to Professional Services Agreement for Land Use Plan additional $2,400

WAIVERS

PMISC20-01 Quartzy – 21-25 Riverside Drive, Pine Brook - BL: 182, L:7 - 23,500 sf space for a software-enabled life sciences distribution company - 7:00am – 4:00pm M-F; closed Sat & Sun - 3 employees, 1 shift - no overnight parking of vehicles – adding name to existing monument sign, signage in accordance to complex theme and no more than 4 colors in total

PMISC19-53 Pinebrook Tavern – 73 Old Bloomfield Avenue, Pine Brook - BL:177, L:2 - 8,000 sf space for restaurant business - hours of operation: 11:30 am- 12:00 am M-S; 11:30 am – 10:00 pm Sun; 30 employees total; 2 shifts of 15 employees - no overnight parking of vehicles – replacing facade on wall and monument signage with new name, same dimensions and shape, no more than 4 colors -- **Last site plan dated 2010 - **Variance granted for 125 parking spaces

INVOICES

Burgis Associates - Trust for: $262.50 (A Rent A Center); $262.50 (AKR); $1,275.00 (Alpine); $1,875.00 (340 Changebridge Urban Renewal, Millcreek); 1,312.50 (Montville Urban Renewal, Avalon); $112.50 (O’Dowd); $1,200.00 (Prince); $900.00 (Signature Realty); 112.50 (29-46 East LLC)

Dorsey & Semrau - Trust for: $720.00 (Roome Road); $165.00 (Towaco Station)

Hammal Associates - Trust for: $4,297.13 (Montville Urban Renewal, Avalon)
M.P. Carroll - Trust for: $75.00 (A Rent A Center); $75.00 (A Rent A Center); $75.00 (AKR);

RESOLUTIONS
PSPP/F/C18-06-19-14 – Prince Sterilization Services Amended 2019 – 57 Route 46 – B: 183, L: 2 – amended prel/final site plan with variances – Approved

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS
PSPP/F/PSOIL19-10 – Montville Urban Renewal (Avalon Bay) – 85 Bloomfield Ave – B: 167; 178; 179, L: 28-32; 3; 10 AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units; carried with notice preserved from 1/23/20 – Eligible: Cooney\(^1\), Braden, Maggio\(^2\), Conklin, Visco, Lipari, Kornreich, Agnoli, Repic, Lewis

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT

\(^1\) Must certify to 1/9/20 hearing
\(^2\) Must certify to 1/9/20 hearing