

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY APRIL 13, 2023

No New Business to be Conducted Past 10:00PM

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

ROLL CALL

Mr. Gary Lewis, Chairman	Mr. Adam Adrignolo
Mr. Arthur Maggio, Vice Chairman	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari
Mayor Matthew Kayne	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Mr. Larry Hines (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Jamie Giurintano, PE
Board Planner:	Joseph Burgis, PP, AICP
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

Board of Adjustment - Gary Lewis
Board of Health - Russ Lipari
Environmental Commission - Larry Kornreich
Water & Sewer - Art Maggio
Historic Preservation Review Commission - Adam Adrignolo
Design Review Committee – Larry Hines
Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli
Open Space Committee - Nick Agnoli; Pane Repic (Alternate)
Master Plan - Gary Lewis, Russ Lipari, Adam Adrignolo
Fire Districts - Richard Conklin (Towaco); Art Maggio (Montville); Tim Braden (Pine Brook)
Township Committee Mayor Report - Mayor Matthew Kayne

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

WAIVERS

PMISC23-11 – Quintessence Fragrances, Inc. – 1 Indian Lane E. – B: 32, L: 19 – 8,800sf space for an office & R&D lab for fragrance company – 6 employees – hours of operation: 8am-5pm M-F, closed Sat & Sun – no overnight parking of vehicles – no signage requested.

PMISC23-12 – Linnett Group, LLC – 68 Bloomfield Ave. – B: 171, L: 9 – 1,500sf office space for building maintenance company. – 4 employees – hours of operation: 7am-5pm M-F, 8am-3pm Sat, closed Sun – applicant proposes parking 3 service trucks behind fence and out of view from street – signage as per graphics provided.

INVOICES

Bowman – Trust for: \$732.00 (Diversified PSE&G), \$504.40 (Diversified PSE&G), \$799.50 (Hook Mtn), \$520.00 (Juve), \$80.00 (Russo Acquisitions)

Burgis – O/E for: \$80.00 (PBNJ Lit. Feb 2023), **Trust for:** \$1,280.00 (Diversified PSE&G), \$1,440.00 (Hook Mtn.), \$560.00 (Juve), \$200.00 (Russo Acquisitions), \$560.00 (640 Rt. 202)

Carroll – O/E for: \$555.00 (PBNJ Lit. Feb. 2023), \$185.00 (Paul Miller Lit. Feb. 2023) **Trust for:** \$40.00 (Diversified PSE&G), \$160.00 (Hook Mtn), \$80.00 (Judges & Pepe), \$80.00 (Juve), \$80.00 (McDonald's), \$40.00 (Montville Residency) \$400.00 (PBNJ), \$80.00 (Pinto), \$80.00 (Russo Acquisitions), \$640.00 (640 Rt. 202), \$40.00 (Signature)

RESOLUTIONS

MINUTES

Subcommittee minutes of 3/17/23 – Eligible: Agnoli, Maggio, Lipari, Braden

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

****PMN/C22-06– Judges** – 4 & 6 Tara Ln – B: 128, L: 2 & 3 – lot line change with variances – Notice Acceptable
ACT BY: 7/20/23

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO MAY 25, 2023**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT