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 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)

Also present:
Board Attorney: Michael Carroll, Esq.
Board Engineer: Stan Omland, PE
Board Planner: Joseph Burgis, PP, AICP - Burgis Associates – Presence not required
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

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

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS
HPRC19-03 Cook, Robert & Giselle - Certificate of appropriateness 228 Rt. 202 – Historic Site - Christopher Barmore House (house not being affected) – lot line change to reconfigure the lot lines to allow for the barn (not historic) to be located on 6 Valhalla Road

*Public Hearing - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing

*RESCHEDULED TO 7/23/20

WAIVERS
PMISC20-11 Urology Management Assoc. – 34 New Maple Ave – B: 67, L: 13 – 7,850 s.f. additional space for existing tenant – hours of operation 9am-5pm M-F – 24 Employees – no outdoor storage of vehicles - no new signage requested.

PMISC20-16 Rev Cycle MD – 150 River Rd Units O3A & O3B – B: 123.1, L: 15.31 & 15.32 - 2,779 s.f. administrative office for medical billing company - 10 employees - hours of operation 9am-5pm 7 days - signage in compliance with condo association - no outdoor storage of vehicles.

INVOICES

Dorsey & Semrau – Trust for: $61.20 (Roome Rd); $61.20 (Park Lane); $306 (Millcreek Redevelopment); $30.60 (Towaco Station); $84.15 (Montville Lasala); $581.40 (AKR); $2,325.60 (MUR 340 CB Millcreek)
Burgis Associates – O/E for: $150; Trust for: $75 (A Rent All Center); $300 (Fujitsu); $1,950 (Montville Urban Renewal Avalon); $712.50 (Montville Urban Renewal Avalon); $112.50 (Prince); $1,425 (RWB); $750 (Alpine Development); $1,050 (A Rent All Center); $337.50 (Cook); $150 (MUR Avalon Bay); $1,462.50 (Fujitsu); $3,450 (340 Changebridge MUR Millcreek)

Michael Patrick Carroll, Esq – Litigation for: $262.50; $1,487.50; Trust for: $600 (Fujitsu); $1,012.50 (Montville 340 CB Urban Renewal Millcreek); $75 (A Rent All Center); $75 (Alpine); $37.50 (Cook); $75 (Cook); $37.50 (Roome Rd); $37.50 (AKR); $75 (A Rent All Center); $112.50 (Cook); $787.50 (Fujitsu); $937.50 (Montville 340 CB UR); $525 (MUR Avalon); $75 (Papertec); $37.50 (Towaco Station)

Hamal Associates – Trust for: $1,486 (Montville 340 CB Urban Renewal Millcreek)

Omland Associates – Trust for: $1,278.75 (AKR); $503.75 (Alpine); $542.50 (A Rent All Center); $348.75 (Cook); $348.75 (44 Indian Ln E); $503.75 (Fujitsu); $3,875 (MUR 340 CB Millcreek); $1,085 (MUR Avalon Bay); $1,046.25 (Papertec); $503.75 (Roome Rd); $1,085 (Towaco Station)

RESOLUTIONS
PSPP/F/PSOIL19-10 – Montville Urban Renewal (Avalon Bay) – 85 Bloomfield Ave – B: 167; 178; 179, L: 28-32; 3; 1 - AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units Approved– Eligible: Braden, Conklin, Visco, Lipari, Cooney, Repic, Lewis


PSPP/F/PSOIL19-13 – Montville 340 Changebridge Urban Renewal (Millcreek) – 340 Changebridge Road – B: 159, L: 5.01; AHR-2 – 295 units 47 of which are to be affordable units - – Approved 3/12/20 - Eligible: R. Conklin, T. Braden, A. Adrignolo, R. Lipari, F. Cooney, L. Kornreich, J. Visco, N. Agnoli, P. Repic & G. Lewis

MINUTES
Planning Board Minutes of January 23, 2020 – Eligible: Conklin, Braden, Adrignolo, Cooney, Visco, Lipari, Repic & Lewis

Planning Board Minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

Planning Board Closed Session minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

Masterplan Subcommittee minutes of March 12, 2020 – Eligible: Visco, Adrignolo, Lipari & Lewis

Planning Board Subcommittee minutes of 3/31/20: Eligible: Braden, Agnoli, & Visco

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS
NEW BUSINESS


**RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED

PMS/C19-17 – A Rent All Center – 57 Route 46 – B: 184, L: 2.02 – minor site plan with variances – notice acceptable

**RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED

**PMN/C20-02 – Cook, Robert & Giselle – 228 Main Rd & 6 Valhalla Rd – B: 56, L: 21 & 22 – lot line change

**RESCHEDULED TO 5/14/20

CORRESPONDENCE / EXTENSIONS / DISMISSALS

**PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville – 15 Hook Mountain Rd – B: 175, L: 4 – dismissal

**RESCHEDULED TO 5/14/20

CONCEPTS

CLOSED SESSION

ADJOURNMENT