

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JUNE 8, 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 - AE
Mr. Tim Braden	Mr. Pane Repic (alt#1) - AE
	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

PMISC23-14 – Coastal Financial Group, Inc. – 150 River Rd., Units K4A & K4B – B: 123.01, L: 11.41 & 11.42 – 1,901sf office space for insurance company – 9 employees – hours of operation: 8:30am-5pm M-F, closed Sat & Sun – business name to be added to existing complex sign.

PMISC23-17 – Energy – 321 Changebridge Rd., Unit 102 – B: 160.2, L: 18 - 2,398sf space for children's indoor play and café – 4 employees – hours of operation: 10am-5pm M-Sat, closed Sun. – signage in compliance with complex theme of black applied lettering, no more than 3ft in height and no wider than 60% of the unit's façade.

PMISC23-18 – Childtime Childcare, Inc. – 330 Changebridge Rd., Unit 2 – B: 156, L: 30.1 – 13,118 sf space for childcare center – 37 employees – hours of operation: 7am-6pm M-F, closed Sat & Sun – signage as per graphics provided.

INVOICES

Bowman – O/E for: \$360.00 (Board Business April 2023), **Trust for:** \$870.50 (Diversified PSE&G), \$360.00 (DLS Contracting), \$713.50 (Hook Mountain), \$960.00 (Hook Mountain), \$929.00 (Hook Mountain), \$492.00 (Hook Mountain), \$676.50 (Juve), \$880.00 (Juve), \$526.00 (Maryava), \$615.00 (Maryava), \$320.00 (McDonalds), \$120.00 (PBNJ), \$935.00 (Russo Acquisitions), \$975.00 (Russo Acquisitions)

Burgis – Trust for: \$440.00 (Diversified PSE&G), \$160.00 (DLS Contracting), \$2,080.00 (Hook Mountain), \$680.00 (Judges), \$80.00 (Juve), \$40.00 (Pinto), \$1,440.00 (Russo Acquisitions),

Carroll – Trust for: \$80.00 (AVC Holdings), \$200.00 (Diversified PSE&G), \$40.00 (DLS Contracting), \$840.00 (Hook Mountain), \$120.00 (Judges), \$80.00 (Juve), \$160.00 (Maryava), \$40.00 (McDonalds), \$80.00 (Pinto), \$120.00 (Russo Acquisitions), \$40.00 (Signature),

Suburban – Trust for: \$1,804.00 (Juve), \$634.00 (PBNJ), \$283.50 (Russo Acquisitions), \$324.00 (Suburban)

RESOLUTIONS

PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville – 15 Hook Mountain Rd – B: 175, L: 4 – pre/final site plan/minor subdivision/soil movement and c variances for 2 commercial buildings – Approved – Eligible: Maggio, Kayne, Kornreich, Adrignolo, Agnoli, Repic, Hines, Lewis

PSPP/F13-07-16-11-23-02 – Pinto Management Group, LLC. – 151, 153 & 155 River Rd. – B: 131, L: 17.01, 17.02 & 17.03 – amended site plan – Approved – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Repic, Hines, Lewis

MINUTES

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

**** Carry with notice preserved to 7/13/23**

****PSPP/FC23-01 – McDonald’s** – 52 Rt. 46 – B: 176, L: 15.2 – amended preliminary and final site plan with variances for drive thru – Notice Acceptable – Act by: 9/13/23

**** Applicant requests to carry with notice preserved to 7/13/23**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT