

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY June 14, 2018**

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	Mr. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm - AE
Mayor Richard Conklin	Mr. John Visco
Committeeman Rich Cook	Mr. Russell Lipari - AE
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. James Sandham (alt#2)

*Also present:*

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Stanley Omland, PE - Omland Associates
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**

Board of Adjustment	Adam Adrignolo, Gary Lewis (Alternate)
Board of Health	Russ Lipari
Environmental Commission	Larry Kornreich
Water & Sewer	Art Maggio
Historic Preservation Review Commission	John Visco; Rich Cook (Alternate)
Design Review Committee	Tim Braden
Site Plan/Subdivision Committee	John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee	Gary Lewis
Open Space Committee	Nicholas Agnoli; James Sandham (Alternate)
Master Plan	Gary Lewis, Russ Lipari, John Visco, Adam

	Adrignolo
Highlands Legislation Review Committee	Gary Lewis
Fire Districts	Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)
Township Committee Mayors Report	Mayor Conklin

**SWEARING IN OF PROFESSIONALS**

**SECRETARY’S REPORT**

**BOARD DISCUSSION**

**PUBLIC DISCUSSION**

**PLANNING BUSINESS**

**WAIVERS:**

**PMISC18-23 Belair Instrument Company LLC d/b/a Avantik** – 19 Chapin Road, Building C – B: 184, L: 7.02 - 44,274 SF (21,886 SF office/18,345 SF warehouse/4,043 SF Mfg) - Service, repair, warehousing & distribution of medical and laboratory equipment and supplies, as well as general office and administration – 50 employees – hours of operation: 7:00 am - 6:00 pm, M-F - one full size delivery van, one GMC pickup truck, & one 5’x8’ trailer to be parked at rear of building overnight – no new sign requested, tenant name to be added to monument directory sign

**PMISC18-24 Kearfott Corporation** – 19 Chapin Road, Building C – B: 184, L: 7.02 - 83,715 SF (40,772 SF office/8,873 SF warehouse/34,071 SF mfg) - Laboratory & manufacturing operations for electronics, and office and warehousing activities – 140 Total employees - hours of operation: 5:30 am–5:30 pm M-F, weekends as required and 2-3 overnight (5:30 pm-5:30 am) security personnel – Ford Econoline van and Ford box truck parked overnight – no new sign requested, tenant name to be added to monument directory sign

**PMISC18-25 T&G Industries, Inc.** – 19 Chapin Road, Building D – B: 184, L: 7.02 - 34,500 SF (4,300 SF office/30,200 SF warehouse) warehousing of office equipment (printers/scanners) and administrative offices - 20 employees – hours of operation: 5:00 am-8:00 pm, M-F - no overnight parking of vehicles – no new sign requested, tenant name to be added to monument directory sign

**PMISC18-26 Tara-Lyn Pilates LLC** – 321 Changebridge Road, Unit 404, Pine Brook – BL: 160.2, L:18 - 2522 SF studio space - Teach the pilates method of body conditioning to the general population via classes and consult/instruct special targeted populations via private sessions – 2-3 employees – hours of operation: 7:00 am-8:00 pm, M-Sat - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bronze applied letters)

**PMISC18-27 Total Force Wrestling LLC** – 321 Changebridge Road, Unit 403, Pine Brook – BL: 160.2, L:18 - 3678 SF studio space - Existing tenant relocating to another unit - Teach wrestling techniques to small group classes of the general – 1 employee – hours of operation: 6 am-8 am, 2 pm-10 pm, M-F, 10am-8pm, Sat& Sun - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bronze applied letters)

**PMISC18-28 Millea Bros.** – 321 Changebridge Road, Unit 303, Pine Brook – BL: 160.2, L:18 - 4783 SF warehouse space - Existing tenant relocating to another unit – sole purpose is additional storage – 1 employee – hours of operation: 9:00 am-5:00 pm M-Sat - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bronze applied letters)

## **INVOICES**

**Burgis Engineering** – Litigation \$202.50 (PBNJ): Trust for: \$236.25 (Avallone); \$33.75 (Cortese Extension); \$270.00 (McDonald’s); \$236,25 (RD America); \$945.00 ( DRA 350 Main); \$810.00 (Towaco Station)

**MP Carroll** – Litigation \$1,72.00 (PBNJ): Trust for: \$33.75 (Addie Gray); \$33.75 (263 Changebridge/525 Realty); \$1,080.00 (McDonald’s); \$33.75 (RD America); \$67.50 (SDDV); \$1,147.50 (DRA 350 Main); \$202.50 (Towaco Station);

**Omland Associates** – Trust for: \$271.25 (Addie Gray); \$232.50 (263 Changebridge/525 Realty); \$193.75 (RD America); \$116.25 (Towaco Station)

## **RESOLUTIONS**

### **MINUTES**

Masterplan Subcommittee minutes 5/24/18 – Eligible: Visco; Lewis; Adrignolo; Lipari  
Planning Board minutes of 5/24/18 – Eligible: Visco; Adrignolo; Conklin; Kornreich; Lipari; Lewis

## **LOI/DEP NOTIFICATIONS**

## **LEGAL/LEGISLATIVE UPDATES**

### **NEW BUSINESS**

**PMN/C17-16 Newark Jersey Co** – 8 Kanouse Ln - B: 59.04, L: 14.01 – minor subdivision with variances  
– Notice Acceptable ACT BY: 9/6/18

**\*\*PMS/C18-03 – 525 Realty Holding 2018** – 263 Changebridge Rd – B: 149.04, L:6 – minor site plan  
with variances ACT BY: 9/12/18

\*\*Applicant requested to reschedule application to 7/12/18 notice required

## **OLD BUSINESS**

## **CORRESPONDENCE / EXTENSIONS / DISMISSALS**

## **CONCEPTS**

## **CLOSED SESSION**

## **ADJOURNMENT**