

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

start time immediately following the adjournment of the Master Plan Subcommittee

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY SEPTEMBER 13, 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. Arthur Maggio

Mayor Richard Conklin

Committeeman Rich Cook

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm

Mr. John Visco

Mr. Russell Lipari

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:

PMISC18-34 – E Copier Solutions Inc. – 323 Changebridge Road, Suite 300 – B: 160.2, L: 19 – 1300 s.f. office space for copy machine/leasing – 5 employees – Hours of operation: 9am-5pm, M-Th; 9am-1pm F – no overnight parking of vehicles – signage to be made in compliance as per approved monumental sign design

PMISC18-35 – Highpoint Construction Services Inc. – 323 Changebridge Road, Suite 200 – B: 160.2, L: 19 – 1300 s.f. office space for general construction services and construction consulting services to commercial owners and government agencies – 1 employee– Hours of operation: 8am-4pm, M-F – no overnight parking of vehicles – signage in compliance per approved monumental sign design

PMISC18-36 – Acupuncture 4 Your Health, LLC - 150 River Road, Unit B2A – BL:123.01, L:2.21 – 784 sf office space for acupuncture practice – 1 employee – 10am-6pm, M-F, 10am-4pm S - – no overnight parking of vehicles – signage in compliance with Montville Office Park design/theme

PMISC18-37 – Frier & Levitt, LLC – 82 Bloomfield Avenue, Unit 82,1st Flr – BL: 173, L: 7 – 4,400 sf office space for law firm – 14 employees – hours of operation: 8am-7pm, M-F – no overnight parking of vehicles – existing monument signage is in compliance with complex design

PMIC18-38 – Premier Sculpting Center of New Jersey LLC – 137 Main Road, Suite 100 – BL: 51, L:23 – 180 sf office space for cool sculpting treatment facility – 1 employee – hours of operaton: 10 am- 8:00 pm, M-S - no overnight parking of vehicles – no signage permitted

INVOICES

Burgis Associates – O/E for: \$945; Trust for: \$168.75 (Addie Grey); \$168.75 (McDonald’s); \$270 (DRA 350 Main); \$67.50 (Towaco Station); \$540 (525 Realty 2018); \$101.25 (525 Realty 2017); \$303.75 (Newark-Jersey); \$270 (Rails); \$101.25 (RD America); \$371.25 (Schoolhouse); \$540 (AKR); \$607.50 (Towaco Station); \$472.50 (PBNJ); \$33.75 (Commorata); \$405 (Newark Jersey); \$708.75 (Prince Sterilization); \$236.25 (Towaco Station); \$33.75 (JLJ&J); \$911.25 (Prince Sterilization); \$33.75 (Towaco Station); \$810 (VanSchaik);

Michael Carroll, Esq – Litigation for: \$440; \$1,680; \$1,120; Trust for: \$67.50 (Avallone); \$135 (Mainardi); \$135 (525 Realty 2017); \$33.75 (Newark-Jersey); \$67.50 (RD America); \$33.75

(Schoolhouse); \$67.50 (SDDV); \$67.50 (Rails); \$33.75 (Towaco Station); \$33.75 (Addie Grey); \$67.50 (AKR); \$101.25 (525 Realty 2018); \$67.50 (Newark-Jersey)l \$67.50 (Prince Stabilization); \$33.75 (RD America)\$33.75 (SDDV); \$33.75 (Schoolhouse); \$168.75 (Towaco Station); \$168.75 (Prince Sterilization); \$67.50 (Schoolhouse); \$67.50 (Avallone); \$67.50 (Van Schaik); \$33.75 (Addie Grey); \$1,147.50 (525 Realty 2018)\$135 (Towaco Station); \$67.50 (Cotterell); \$1,248.75 (Newark-Jersey)

Omland Engineering – O/E for: \$155; Trust for: \$271.25 (SDDV); \$155 (Rails); \$193.75 (525 Realty 2017); \$581.25 (Woodland); \$348.75 (525 Realty 2018); \$503.75 (Schoohouse Plaza); \$1,550 (Towaco Station); \$542.50 (Addie Grey); \$271.25 (Newark-Jersey); \$155 (RD America); \$38.75 (Avallone); \$232.50 (Newark-Jersey); \$310 (Prince Sterilization); \$775 (Towaco Station); \$155 (Koenig); \$16.25 (Newark-Jersey); \$193.75 (Addie Grey); \$626 (Schoolhouse); \$387.50 (Avallone); \$581.25 (525 Realty 2018); \$426.25 (Towaco Station); \$620 (Prince Sterilization); \$155 (Van Schaik); \$500.00 (PBNJ WAWA); \$116.25 (Woodstack 29-46 LLC)

Dorsey & Semrau – Trust for: \$660 (Towaco Station); \$45 (Towaco Station); \$90 (Park Lane); \$120 (Montville Residency); \$510 (Towaco Station)

Ferriero Engineering – Trust for: \$567.50 (DRA 350)

RESOLUTIONS

PMS/C18-03 – 525 Realty Holding 2018 – 263 Changebridge Rd – B: 149.04, L:6 – minor site plan with variances – Approved – Eligible: Conklin; Adrignolo; Maggio; Kornreich; Visco; Lipari; Agnoli; Sandham; Lewis

MINUTES

Subcommittee minutes of 5/18/18 – Eligible: Visco; Conklin; Agnoli; Braden

Planning Board July 26, 2018 minutes - Eligible: Visco, Conklin, Maggio, Lipari, Kornreich, Adrignolo, Agnoli, Sandham, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

NEW BUSINESS

****PSPP/F/C18-06 – Prince Sterilization Services** – 57 Route 46 – B: 183, L: 2 – preliminary/final site plan with variances
ACT BY: 11/30/18

****APPLICANT REQUESTED TO BE RESCHEDULED TO 10/11/18 WITH NOTICE REQUIRED**

OLD BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT