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

The meeting will be conducted using the Webex operating system. To join the hearing via smart phone, computer or tablet, use the following web address

https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m5651d531c74a4737bae1dbf87ccc621a

Meeting number: 132 753 9324
Password pkYmfDmH354 (75963364 from phones and video systems)
You do not need a computer join, you can use your landline or cell phone to call in.

+1-415-655-0001 US Toll
Access code: 132 753 9324

For the 9/24/2020 Planning Board Meeting documentation use the link below:
https://drive.google.com/drive/folders/1HN1qaN_Li1dLDELQatn-v_D5jmyOuMI?usp=sharing

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)
                    Mr. Pane Repic (alt#2)

Also present:
Board Attorney: Michael Carroll, Esq.
Board Engineer: Stan Omland, PE
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**

<table>
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<tr>
<th>Committee</th>
<th>Members</th>
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<tr>
<td>Board of Adjustment</td>
<td>Adam Adrignolo, Gary Lewis (Alternate)</td>
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<td>Board of Health</td>
<td>Russ Lipari</td>
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<tr>
<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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<tr>
<td>Site Plan/Subdivision Committee</td>
<td>John Visco, Tim Braden, Art Maggio, Nick Agnoli</td>
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<td>Economic Development Committee</td>
<td>Gary Lewis</td>
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<td>Open Space Committee</td>
<td>Nicholas Agnoli; Pane Repic (Alternate)</td>
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<td>Master Plan</td>
<td>Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo</td>
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<td>Highlands Legislation Review Committee</td>
<td>Gary Lewis</td>
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<td>Fire Districts</td>
<td>Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)</td>
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<tr>
<td>Township Committee Mayors Report</td>
<td>Mayor Cooney</td>
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**SWEARING IN OF PROFESSIONALS**

**SECRETARY’S REPORT**

**BOARD DISCUSSION**

**PUBLIC DISCUSSION**

**PLANNING BUSINESS**
Presentation and possible referral for of service station ordinance

**WAIVERS**

**PMISC20-30 – Clarion Pell LLC** – 9 Mars Court, Unit 9-1 & 9-3 – BL: 3, L: 38.8 – 3,802 sf (800 sf office & 3002 sf warehouse) space for jewelry merchandiser distribution center (QVC, etc.) – Hours of operation: 8:00am-5:00pm M-F, closed Sat. & Sun. – 6 employees – no overnight parking of vehicles – signage limited to lettering on door
INVOICES

RESOLUTIONS
PMS/C20-05 – Saddleback Realty II 25 Riverside Dr – B: 182, L: 7 – minor site plan with variances – Approved – Eligible: Conklin, Adrignolo, Maggio, Agnoli, Visco, Repic

MINUTES
Planning Board minutes of 7/23/20 – Eligible: Conklin, Braden, Adrignolo, Maggio, Kornreich, Visco, Lipari, Repic, Lewis

Planning Board minutes of 8/27/20 – Eligible: Conklin, Adrignolo, Maggio, Agnoli, Kornreich, Visco, Repic, Lewis

Masterplan Subcommittee minutes of 8/27/20 – Eligible: Adrignolo, Visco, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS
PSPP/FC/PSOIL20-04 (ref 78-64 Web Industries) – Papertec – 5 Mars Ct – B: 3, L: 38.05 – amended pre/final site plan for addition to existing building ACT BY: 12/22/20

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT