

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY SEPTEMBER 26, 2019

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 Frank Cooney
Mr. Tim Braden - AE

Mr. Adam Adrignolo
Dr. Lawrence Kornreich - Environmental Comm
Mr. John Visco
Mr. Russell Lipari
Mr. Nicholas Agnoli (alt#1)
Mr. James Sandham (alt#2) - AE

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
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

Land Use Plan Amendment – Discussion

WAIVERS:

PMISC19-29 The Cleanout Crew & Timberland Tree Service – 66 Bloomfield Avenue – B: 171, L: 10 – B-2 – 1400 sf space for parking and storage of vehicles and equipment for a construction/demolition services company and a tree cutting services company– hours of operation for both companies: 8 am-4 pm M-F; closed Sat & Sun – 1 employee for Cleanout/2 employees for Timberland – overnight parking of vehicles listed: Cleanout has 1 International single axle dump truck & 1 Linkbelt excavator machine; Timberland has 2 International chipper trucks, 1 Ford chipper truck, 1 Sterling boom truck, & 1 Westernstar truck – signage per drawing attached

PMISC19-32 – Locando Vecchia – 167 Main Road (Route 202) – BL: 51; L: 43 & 47 - 5,485 sf for restaurant business – hours of operation: 11:30 am-12 am M-Th; 11:30 am-1 am F; 11:30 am-2 am Sat; 11:30 am-11:30 pm Sun – 20 employees, 2 shifts, 14 employees per shift – no overnight parking of vehicles – signage requested as per attached drawing

PMISC19-33 - Firearms, Support & Service LLC – 36 Route 46 – B: 176, L: 4.2 – B-3 – 3000 sf space for sales and service of firearms and related products specializing in pre-owned and collectible firearms as well as modern, NO LIVE FIRE RANGE OR ANY TEST FIRING EQUIPMENT ON PREMISES – hours of operation: 10am-8pm M-F; 10am-5pm Sat & Sun – 5 employees, 1 shift, 2-4 employees per shift – no overnight parking of vehicles – signage (& awning if permitted) requested as per attached drawings

PMISC19-34 – Lumenarc Inc./Millennium Lighting dba Hydro 77 – 16 Chapin Road, Unit 906 - BL: 183, L: 7.2 – 5,735 sf space for business that: 1. assembles and distributes high intensity discharge lamps to industrial commercial customers; 2. distributes lighting gear (fixtures, ballasts, fluorescent & LED lamps) and 3. sells soilless growing nutrients, specialty grow media and soils to schools and retail customers – hours of operation: 7:30am-6:30pm M-F; 10am-6:30pm Sat; 12pm-5pm Sun - 6 employees; 1 shift – overnight parking of 1 vehicle (Dodge caravan) – signage in compliance with First Industrial theme

PMISC19-35 – Long & Foster Real Estate – 2 Changebridge Road, West Bldg., Suite 202 – BL: 44, L: 1 – 1,765 sf space for real estate office – hours of operation: 8am-5pm M-F - 5 employees – no overnight parking of vehicles - signage in compliance with complex theme.

PMISC19-36 – Changebridge Nail & Spa – 263 Changebridge Road – BL: 149.4, L: 6 - 1,050 sf space for nail salon and spa providing manicure, pedicure, and waxing services ONLY– 3 employees – hours of operation: 9 am–7 pm M-S; 9 am-6 pm Sun – no overnight parking of vehicles – signage as per approved theme

INVOICES

Dorsey & Semrau – Trust for: \$555.00 (Parklane); \$120.00 (Towaco Station); \$75.00 (Woodland Properties)

RESOLUTIONS

PEXT19-09 Waughaw Mountain Estates (Phase I, II & III) – Waughaw Rd – B: 24, L: 3.2 – Extension of approvals granted to 4/26/2025 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Visco, Agnoli, Sandham, Lewis

MINUTES

Planning Board Minutes of July 11, 2019 – Eligible: R. Conklin, A. Adrignolo, A. Maggio, F.Cooney, L. Kornreich, N. Agnoli,

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

ADJOURNMENT