

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, February 9, 2023

Chairman Lewis called the meeting to order at 7:30 p.m. and welcomed everyone to the Montville Township Planning Board hearing and asked everyone to turn off their cell phones. Ms. Kehoe took the roll call.

ROLL CALL

PRESENT R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic,
L. Hines & G. Lewis

EXCUSED ABSENT A. Maggio. M. Kayne, L. Kornreich & R. Lipari

ALSO PRESENT K. Kehoe (Recording Secretary)

EXCUSED ABSENT J. Mowles (Secretary)

PROFESSIONALS M. Carroll (Board Attorney) & J. Giurintano (Engineer)
EXCUSED ABSENT & J. Burgis (Board Planner)

ANNOUNCEMENTS

Chairman Lewis told board members to check their emails, that most likely there would be no meeting 2-23-23.

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 reported that he missed the last special meeting scheduled on 2-16-23 on the assisted living facility.
There were no other Liaison reports.

BOARD DISCUSSION

There was no discussion to come before the board.

PUBLIC DISCUSSION

There was no public in attendance.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

PMISC23-04 - Lola's Floral Boutique – 4 Main Rd. – B: 45, L: 9 – 939sf space for a floral shop – 3 employees – hours of operation: M-Sat 10am-6pm, closed Sun. – no overnight parking of vehicles – signage as per graphics provided; front hanging sign to be 24"x24" in compliance with Township Ordinances (proposed 26"x26").

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Hines. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-05 – CEHS Partners – 328 Changebridge Rd., 2nd floor. – B: 156, L: 31 – 937sf space for marketing and the distribution of inspirational materials – 4 employees – hours of operation: 8am-5pm M-F, 9am-2pm Sat, closed Sun – company to be added to existing monument sign.

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Hines. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-06 – Adam's Health Services, LLC. – 101 Route 46 East, Bldg 14, Unit 131 – B: 181, L: 1.1 – 1,480sf space for expansion of existing internal medicine clinic and medical billing – 5 employees – hours of operation: M-Sat 8am-11pm, closed Sun. – additional sign to be installed as per image provided.

A motion to approve the waiver was made by Mr. Adrignolo, seconded by Mr. Repic. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-07 – Maruka USA Inc. – 45 Route 46, Unit 703A – B: 183, L: 6 – 3,776sf space for an administration & management office to support sales and service activities for industrial machinery & equipment merchant wholesaler – 13 employees – hours of operation: 9am-5:30pm M-Sat, closed Sun. – no signage requested.

A motion to approve the waiver was made by Mr. Hines, seconded by Committeeman Conklin. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

INVOICES

Burgis – Trust for: \$80.00 (PBNJ), \$640.00 (Russo Acquisitions), \$1,080.00 (640 Rt. 202), \$2,040.00 (Juve)

Semrau – Trust for: \$1,732.50 (PBNJ), \$900.00 (Juve), \$990.00 (Sterling)

A motion to approve the invoices was made by Mr. Agnoli, seconded by Mr. Braden. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

RESOLUTIONS

PSPP/FC/SOIL22-07– Russo Acquisitions – 65 Route 46– B: 184 L: 2.01 – Prelim/final site plan with soil movement new construction – Approved – Eligible: Agnoli, Adrignolo, Conklin, Braden, Kornreich, Kayne, Repic, Lewis

A motion to approve the resolution was made by Mr. Braden, seconded by Mr. Agnoli. Roll Call of Eligibles. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PSPP/FSP/PSOIL22-09 – 640 Route 202, LLC. – 640 Route 202 – B: 40, L: 51 – pre/final site plan/c variances/soil movement - Approved – Eligible: Conklin, Braden, Adrignolo, Agnoli, Repic, Hines

A motion to approve the resolution was made by Mr. Hines, seconded by Committeeman Conklin. Roll Call of Eligibles. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, N. Agnoli, P. Repic, L. Hines)

PEXT22-10 PBNJ – B: 162, L: 7 – request for extension of approvals to 8/12/2024 – Granted Extension of approvals to for 6 months to 2/12/24 – Eligible: Agnoli, Repic, Hines, Adrignolo

A motion to approve the resolution was made by Mr. Hines, seconded by Mr. Agnoli. Roll Call of Eligibles. All in Favor. None Opposed. (A. Adrignolo, N. Agnoli, P. Repic, L. Hines)

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates to come before the board.

OLD BUSINESS

There were no Old Business to come before the board.

NEW BUSINESS

There were no New Business to come before the board.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

There was no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Adrignolo, seconded by Mr. Hines, the meeting was unanimously adjourned at 7:40pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of

Jane Mowles, Secretary