

**MONTVILLE TOWNSHIP PLANNING BOARD**  
Held at: 195 Changebridge Road, Montville Municipal Building  
**Minutes of Thursday, March 22, 2018**

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** T. Braden, R. Cook, L. Kornreich, R. Lipari, N. Agnoli, J. Sandham & G. Lewis

**ABSENT EXCUSED** R. Conklin, A. Adrignolo, A. Maggio & J. Visco

**ALSO PRESENT** J. Mowles-Rodriguez (Secretary) & K. Kehoe (Recording Secretary)

**PROFESSIONALS ABSENT EXCUSED**

**ANNOUNCEMENTS**

Chairman Lewis welcomed everyone to the meeting.

**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.

**COMMITTEE & LIAISON REPORTS**

There were no Liaisons or Committee Members reports.

**SECRETARY'S REPORT**

Secretary J. Mowles-Rodriguez had no report.

**BOARD DISCUSSION**

Committeeman Cook reported that the Township Committee would be changing the ordinance for Design Review on Tuesday.

**PUBLIC DISCUSSION**

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There was no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Lipari, seconded by Mr. Braden. All present were in favor. None opposed.

**PLANNING BUSINESS**

Resolution Professional Services Agreement Master Plan Re-Examination

A motion to award the professional services agreement to Mr. Burgis' office for the Master Plan Re-Examination was made by Dr. Kornreich, seconded by Mr. Lipari. Roll call. All in Favor - None Opposed. (T. Braden, R. Cook, L. Kornreich, R. Lipari, N. Agnoli, J. Sandham & G. Lewis)

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Chairman Lewis said the kick-off will happen this spring once the proposal is received from Mr. Burgis' office.

### **WAIVERS**

**PMISC18-14 Montville Oral Surgery Associates Administrative Office** – 150 River Road Unit F4 – B: 123.01, I: 6.4 – 1900 s.f. administrative office space – 3 employees – hours of operation 8am-5pm M-F – signage in compliance with condo association requirements

A motion to approve the waiver was made by Mr. Braden, seconded by Dr. Kornreich. All in Favor by Voice Vote. None Opposed. (T. Braden, R. Cook, L. Kornreich, R. Lipari, N. Agnoli, J. Sandham & G. Lewis)

### **INVOICES**

Burgis Associates – Trust for: \$776.25 (Cammorato); \$33.75 (McDonalds); \$540.00 (Newark Jersey Co/8 Kanouse Ln); \$776.25 (Towaco Station); \$675.00 (Towaco Station)

Ferriero Engineering: – \$2,010.00 (DRA 350 Main)

MP Carroll - Litigation: \$80.00 (PBNJ); Trust for: \$33.75 (AddieGray); \$135.00 (Avallone); \$33.75 (525 Realty); \$675.00 (JLJ&J); \$101.25 (McDonalds); \$135.00 (Rails); \$33.75 (SDDV); \$1,147.50 (350 Main); \$1,417.50 (Towaco Station)

Omland Associates – Trust for: \$232.50 (McDonalds); \$1,240.00 (Towaco Station)

The invoices were approved on a motion made by Mr. Braden, seconded by Dr. Kornreich. Roll call. All in Favor. None Opposed.

### **RESOLUTIONS**

**PSPP/FC/PMSP/F/PSOIL17-11 Towaco Station** -652 & 662 Main Rd - B. 40 L. 48 & 49 – Preliminary & Final Site Plan; Preliminary & Final Subdivision; C variances; Soil Movement – carried with notice from 12/14/17 – Eligible: T. Braden, N. Agnoli, L. Kornreich, R. Cook, J. Sandham & G. Lewis

A motion to approve the resolution was made by Committeeman Cook, seconded by Mr. Braden. Roll call of Eligibles. All in Favor. None Opposed.

**PMS/C17-12 McDonald's** - 52 Rt. 46 - B: 176 L: 15.2- minor site plan with variances - Approved  
Eligible: T. Braden, R. Cook, L. Kornreich, R. Lipari & G. Lewis

A motion to approve the resolution was made by Mr. Lipari, seconded by Mr. Braden. Roll call of Eligibles. All in Favor. None Opposed.

**PSPP/FC/PMN/PSOIL17-13 DRA 350 Main Rd** – 350 Main Rd – B: 57.01, L: 6 – pre/final site plan; c variances; minor subdivision; soil movement - Approved  
Eligible: T. Braden, R. Cook, L. Kornreich, R. Lipari, J. Sandham & G. Lewis

A motion to approve the resolution was made by Committeeman Cook, seconded by Mr. Braden. Roll call of Eligibles. All in Favor. None Opposed.

**PEXT18-01 Addie Gray** – 116 Jacksonville Rd – B: 82, L: 12 – request for 6 month extension of approvals until 7/28/18 - Granted

A motion to approve the resolution was made by Dr. Kornreich, seconded by Committeeman Cook. Roll call of Eligibles. All in Favor. None Opposed.

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### **MINUTES**

Planning Board minutes of 2/8/18– Eligible: R. Lipari, L. Kornreich, R. Cook, J. Sandham & G. Lewis

A motion to approve the minutes was made by Mr. Braden, seconded by Committeeman Cook. Roll call of Eligibles. All in Favor. None Opposed.

Planning Board minutes of 1/25/18– Eligible: T. Braden, R. Cook, L. Kornreich, N. Agnoli, J. Sandham & G. Lewis

A motion to approve the minutes was made by Dr. Kornreich, seconded by Committeeman Cook. Roll call of Eligibles. All in Favor. None Opposed.

Planning Board Subcommittee minutes of 2/15/18 – Eligible: T. Braden

A motion to approve the minutes was made by Mr. Braden, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed.

Planning Board Subcommittee minutes of 3/1/18 – Eligible: T. Braden

A motion to approve the minutes was made by Mr. Braden, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed.

### **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.

### **NEW BUSINESS**

There was no New Business to come before the board.

### **OLD BUSINESS**

There was no Old Business to come before the board.

### **CORRESPONDENCE / EXTENSIONS / DISMISSALS**

PEXT18-02 Mainardi (Cortese) – 1 Barnet Rd- B: 160.2, L: 4 – 2<sup>nd</sup> request for extension of approvals to 3/13/19

Secretary J. Mowles-Rodriguez updated. She said they are waiting on the DEP and there is no change in the zoning.

A motion to approve the extension was made by Committeeman Cook, seconded by Dr. Kornreich. Roll call. All in Favor - None Opposed. (T. Braden, R. Cook, L. Kornreich, R. Lipari, N. Agnoli, J. Sandham & G. Lewis)

### **CONCEPTS**

There were no Concepts to come before the board.

### **CLOSED SESSION**

There was no need for Closed Session.

Chairman Lewis thanked Committeeman Cook and the Township Committee, who were kind enough approve a small amount in the budget for public outreach for the Master Plan Re-Examination.

### **ADJOURNMENT**

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There being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Mr. Lipari, seconded by Committeeman Cook, the meeting was unanimously adjourned at 7:43pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

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

\_\_\_\_\_  
Jane Mowles-Rodriguez, Secretary