

**MONTVILLE TOWNSHIP PLANNING BOARD**  
Held at: 195 Changebridge Road, Montville Municipal Building  
**Minutes of Thursday, March 28, 2019**

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, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, J. Sandham (7:30-8:06pm) & G. Lewis

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

**PROFESSIONALS** Joseph Burgis (Board Planner)

**PROFESSIONALS ABSENT EXCUSED**  
S. Omland (Board Engineer) & M. Carroll (Board Attorney)

**ANNOUNCEMENTS**

Chairman Lewis welcomed everyone to the meeting. He thanked Vice Chairman Maggio for running the last meeting and announced for the public that the two applications on the agenda have been carried to future meetings.

**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.

**PLANNING BUSINESS**

Redevelopment Plan – B: 167; 178 & 179; L: 28-32; 3 & 1

Chairman Lewis explained that the board was here to review the draft ordinance that was previously sent with minor amendments. Mr. Burgis presented on the amended plan. He explained the timeline including the Township Committee implementing the ordinance on 1/22/19, the Planning Board finding it inconsistent on 2/14/19, and the introduction of the new amended ordinance at Township Committee on 3/12/19 with 6 modifications. The modifications included the retaining wall height, ordinance provision exempting the Board of Adjustment approval, exemption of tree identification boundary outside area of disturbance, NJDEP regulations superseding Montville Township, and Housing Laws. He explained that the board was here to see if it is consistent or not with the Master Plan of the Municipality. There were no board member questions.

Chairman Lewis opened the meeting for public comment on Mr. Burgis' presentation. There was no public comment. The meeting was closed for public comment by Mr. Lipari, seconded by Mr. Agnoli. All present were in favor. None opposed.

Board deliberation followed. Members commented on the following items: age restricted vs. non-age restricted, consistent vs. non-consistent, Planning Board's role, not undermining the Township Committee, effect on school system, three options, multifamily vs. industrial, and other identified uses.

A motion that the area in need of redevelopment is consistent with the Master Plan was made by Dr. Kornreich, seconded by Mr. Visco. Roll Call. Motion Failed. 3 Yes and 6 No (Y - R. Conklin, N - T. Braden, N - A. Adrignolo, N - A. Maggio, Y - F. Cooney, N - L. Kornreich, N - J. Visco, N - R. Lipari & N - G. Lewis)

A motion that the area in need of redevelopment is inconsistent with the Master Plan with reasons previously stated, but with Planning Board support of the Re-Development Plan was made by Dr. Kornreich, seconded by Mr. Visco. Roll Call. Motion Failed. 3 Yes and 6 No (N - R. Conklin, N - T. Braden, N - A. Adrignolo, N - A. Maggio, N - F. Cooney, Y - L. Kornreich, Y - J. Visco, Y - R. Lipari & N - G. Lewis)

A motion that the area in need of redevelopment is inconsistent with the Master Plan was made by Mr. Visco, seconded by Dr. Kornreich. Roll Call. Motion Carried. 6 Yes and 3 No (N - R. Conklin, Y - T. Braden, Y - A. Adrignolo, Y - A. Maggio, N - F. Cooney, Y - L. Kornreich, Y - J. Visco, N - R. Lipari & Y - G. Lewis)

### **COMMITTEE & LIAISON REPORTS**

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo said they will be meeting next week.

Board of Health – Mr. Lipari had no report.

Environmental Commission – Dr. Kornreich said they did not meet, but reported on the Shredding Event scheduled for 4/6/19 and the Arbor Day Event on 4/26/19.

Water & Sewer – Mr. Maggio had no report.

Historic Preservation Review Commission – Mr. Visco reported that they received and commented on the ordinance for Demolition by Neglect and confirmed the services for Connelly & Hickey. He said that in 2019 they are going to be working on a new site list including looking at churches and synagogues. They are looking for Planning Board nominations. Chairman Lewis explained the process.

Design Review Committee – Mr. Braden said they would be meeting in two weeks.

Site Plan/Subdivision Committee – Mr. Visco said they have not met.

Economic Development Committee – Mr. Lewis said the speaker was unable to attend the last meeting.

Open Space Committee – Mr. Agnoli had no report.

Master Plan – Chairman Lewis said they would be meeting on 4/25/19 and hope to have a draft master plan.

Highlands Legislation Review Committee – Chairman Lewis had no report.

Fire Districts – Mr. Conklin (Towaco) reported that the shed is moving along, Mr. Maggio (Montville) had no report, and Mr. Braden (Pine Brook) had no report.

Township Committee Mayor's Report – Mayor Conklin reported on the following items: resolution submitted to help with incentives and benefits for first responders and fire department volunteers, refinement of demolition by neglect ordinance, Committeeman Cook nomination to MTHS Hall of Fame taking place on 4/26/19, MBSA Opening Day on 4/27/19, and Montville Community Park Playground Opening on 4/27/19.

### **SECRETARY'S REPORT**

Secretary J. Mowles had no report.

### **BOARD DISCUSSION**

There was no Board Discussion.

### **PUBLIC DISCUSSION**

There were no members of the public present at this portion of the meeting.

### **WAIVERS**

**PMISC19-04 – Jubilant DraxImage Radiopharmacies Inc. d/b/a Triad Isotopes** – 45 Route 46, Unit 607 – BL: 183, L:6 – 9,076 sf space (4,049 office/5,027 warehouse) existing tenant moving to larger space used for closed door nuclear pharmacy – 21 employees – hours of operation: 12 am- 4:30 pm M-F; 2am-7am Sat & Sun – overnight parking of 10 small delivery vehicles – signage in compliance with First Industrial theme

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Lipari. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

**PMISC19-05 – Video Game Party Center LLC** – 36 Route 46 – BL:176, L: 4.2 - 1,975 sf space for video game party center – 1-3 employees - hours of operation: 3pm-10 pm, M-F; 9am-10pm Sat& Sun - no overnight parking of vehicles - signage as per attached drawing

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

**PMISC19-06 – Belair Instrument Company LLC d/b/a Avanik Generator** - 19 Chapin Road, Building C - BL: 184, L:7.02 - 142 sf space to install a Kohler kW400-500 diesel back-up generator –generator will not take away any parking spaces – testing cycle is Wednesdays at 10 am

A motion to approve the waiver was made by Mr. Maggio, seconded by Mr. Lipari. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

**PMISC19-07 – Belair Instrument Company LLC d/b/a Avanik** - 19 Chapin Road, Building C - BL: 184, L:7.02 - 44,274 sf space to install a 48’x13’ loading ramp from ground level to warehouse dock with 8’ landing inclusive over existing pavement (no additional impervious coverage)

A motion to approve the waiver was made by Mr. Maggio, seconded by Deputy Mayor Cooney. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

**PMISC19-08 Core Technologies** – 34 New Maple Ave – B: 167, L: 13 - 7,917 s.f. office for IT logistics project management helpdesk, support, administrative and executive staff – hours of operation 6am-10pm M-F – 30 Employees – no overnight parking of vehicles – signage to be tenant name on existing monument sign. (Istar)

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

PB minutes  
3/28/19

**PMISC19-09 Urology Management Associates** – 34 New Maple Ave – B: 167, L: 13 - 15,000 s.f. office for accounting, credentialing and billing – 130 Employees – hours of operation 9am-5pm M-F – no overnight parking of vehicles – signage to be tenant name on existing monument sign.(Istar)

A motion to approve the waiver was made by Deputy Mayor Cooney, seconded by Dr. Kornreich. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

**PMISC19-10 Pennella Landscaping** (Polar Snow & Ice Solutions)– 630B Main Rd – B: 40, L: 52.01 – TC-1 – 708 s.f. office for landscape design & snow removal service company – hours of operation 8am-5pm Mon-Sun – 3 employees – no overnight parking of vehicles – replacement of existing sign requested. (Towaco Village Center)

A motion to approve the waiver was made by Mr. Lipari, seconded by Deputy Mayor Cooney. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

### **INVOICES**

There were no Invoices to come before the board.

### **RESOLUTIONS**

**PSPP/FC/PSOIL18-10– 29-46 East LLC** – 29 Route 46 E & 12 Chapin Rd– B: 183, L: 8 - Approved - Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Lewis

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

**PEXT19-01 – Montville Residency** – 17 Hook Mtn Rd – B: 160, L: 4 – request for extension of approvals to December 31, 2020 – Granted - Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Lewis

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

### **MINUTES**

Planning Board minutes 1/24/19 – Eligible: Mayor Conklin, Mr. Braden, Mr. Adrignolo, Dr. Kornreich, Mr. Visco, Mr. Lipari, Mr. Agnoli, Chairman Lewis

A motion to approve the minutes was made by Dr. Kornreich, seconded by Mr. Visco. Voice Vote of Eligibles. All in Favor. None Opposed.

Planning Board Minutes of 2/14/19 – Eligible: Mayor Conklin; Mr. Braden; Mr. Adrignolo; Mr. Maggio; Committeeman Cooney; Dr. Kornreich; Mr. Visco; Chairman Lewis

A motion to approve the minutes was made by Mayor Conklin, seconded by Mr. Braden. Voice Vote of Eligibles. All in Favor. None Opposed.

Planning Board Minutes of 2/28/19 – Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Lewis

PB minutes  
3/28/19

A motion to approve the minutes was made by Mr. Lipari, seconded by Mr. Visco. Voice Vote 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.

**OLD BUSINESS**

There was no Old Business to come before the board.

**NEW BUSINESS**

**\*\*PSPP/F/C/SOIL16-02-18-15– Van Schaik – 640 Rt. 202 – B: 40, L: 51- pre/final site plan with variances and soil movement for demolition and reconstruction of a commercial building – CARRIED WITH NEWSPAPER NOTICE PRESERVED BUT 200’ NOTICE REQUIRED FROM 2/14/19  
ACT BY: 5/9/19**

**\*\* APPLICANT REQUESTED TO BE RESCHEDULED TO 5/23/19 WITH NEW NOTICE REQUIRED.**

**\*\*PMSP/F/PSOIL18-18 – Roome Road LLC –14-16 Roome Rd – B: 106; 109, L: 23.02; 314 – 8 Lot subdivision and soil movement no variances  
ACT BY: 5/11/19**

**\*\*APPLICANT REQUESTED TO BE RESCHEDULED TO 5/9/19 WITH NOTICE REQUIRED.**

**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 Dr. Kornreich, seconded by Mayor Conklin, the meeting was unanimously adjourned at 8:21pm.

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