

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, June 8, 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, A. Maggio, M. Kayne,
L. Kornreich, R. Lipari, L. Hines & G. Lewis

EXCUSED ABSENT N. Agnoli & P. Repic

ALSO PRESENT K. Kehoe (Recording Secretary)

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

ANNOUNCEMENTS

Chairman Lewis reported that both New Businesses items on the agenda were carried with notice preserved to the 7-13-23 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.

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

Board of Adjustment - Gary Lewis said they had the 5th meeting on the Brookside application and all testimony and questions of professionals are complete. A meeting to hear the public comment is set for 6-20-23.

Board of Health - Russ Lipari said there was no meeting.

Environmental Commission - Larry Kornreich reported that they are preparing and working with the professionals to revise the tree ordinance.

Water & Sewer - Art Maggio passed out copies of the current lawn watering schedule and reported that the town is currently using more water from other towns than in previous years.

Historic Preservation Review Commission - Adam Adrignolo had no report.

Design Review Committee – Larry Hines said there was no meeting.

Site Plan/Subdivision Committee – Tim Braden said there was no meeting.

Open Space Committee – Nick Agnoli was absent.

Master Plan - Gary Lewis had no report.

Fire Districts - Richard Conklin (Towaco) had no report; Art Maggio (Montville) had no report; Tim Braden (Pine Brook) had no report.

Township Committee Mayor Report – Mayor Kayne reported on the following items: July 4th festivities to be held June 28th-30th, the Montville Recreation Concert Series to be held on Wednesdays at 7pm to 9pm starting July 5th and to continue through September 13th, and on a special Twp. Committee factual meeting for residents to be held on July 14th at 6pm to discuss development in town.

SWEARING IN OF PROFESSIONALS

Professionals were absent excused.

SECRETARY'S REPORT

Ms. Mowles was absent.

BOARD DISCUSSION

There was no discussion to come before the board.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters.

Mr. Michael Schleifer of 11 Baccarat Court in Montville asked about the planned 55 and over community. Chairman Lewis explained that this was a matter was before the Zoning Board not Planning Board. He informed him they met last evening and the next meeting is scheduled for 6-20-23. He directed him to reach out to Ms. Mowles for his questions and specific details.

There being no further discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Hines, seconded by Mr. Adrignolo. Voice Vote. All present were in favor. None opposed.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

PMISC23-14 – Coastal Financial Group, Inc. – 150 River Rd., Units K4A & K4B – B: 123.01, L: 11.41 & 11.42 – 1,901sf office space for insurance company – 9 employees – hours of operation: 8:30am-5pm M-F, closed Sat & Sun – business name to be added to existing complex sign.

A motion to approve the waiver was made by Dr. Kornreich, seconded by Mr. Braden. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, L. Hines & G. Lewis)

PMISC23-17 – Energy – 321 Changebridge Rd., Unit 102 – B: 160.2, L: 18 - 2,398sf space for children's indoor play and café – 4 employees – hours of operation: 10am-5pm M-Sat, closed

Sun. – signage in compliance with complex theme of black applied lettering, no more than 3ft in height and no wider than 60% of the unit’s façade.

A motion to approve the waiver was made by Mr. Hines, seconded by Mr. Lipari. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, L. Hines & G. Lewis)

PMISC23-18 – Childtime Childcare, Inc. – 330 Changebridge Rd., Unit 2 – B: 156, L: 30.1 – 13,118 sf space for childcare center – 37 employees – hours of operation: 7am-6pm M-F, closed Sat & Sun – signage as per graphics provided.

A motion to approve the waiver was made by Mr. Lipari, seconded by Dr. Kornreich. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, L. Hines & G. Lewis)

INVOICES

Bowman – O/E for: \$360.00 (Board Business April 2023), **Trust for:** \$870.50 (Diversified PSE&G), \$360.00 (DLS Contracting), \$713.50 (Hook Mountain), \$960.00 (Hook Mountain), \$929.00 (Hook Mountain), \$492.00 (Hook Mountain), \$676.50 (Juve), \$880.00 (Juve), \$526.00 (Maryava), \$615.00 (Maryava), \$320.00 (McDonalds), \$120.00 (PBNJ), \$935.00 (Russo Acquisitions), \$975.00 (Russo Acquisitions)

Burgis – Trust for: \$440.00 (Diversified PSE&G), \$160.00 (DLS Contracting), \$2,080.00 (Hook Mountain), \$680.00 (Judges), \$80.00 (Juve), \$40.00 (Pinto), \$1,440.00 (Russo Acquisitions),

Carroll – Trust for: \$80.00 (AVC Holdings), \$200.00 (Diversified PSE&G), \$40.00 (DLS Contracting), \$840.00 (Hook Mountain), \$120.00 (Judges), \$80.00 (Juve), \$160.00 (Maryava), \$40.00 (McDonalds), \$80.00 (Pinto), \$120.00 (Russo Acquisitions), \$40.00 (Signature),

Suburban – Trust for: \$1,804.00 (Juve), \$634.00 (PBNJ), \$283.50 (Russo Acquisitions), \$324.00 (Suburban)

A motion to approve the invoices was made by Mr. Conklin, seconded by Mr. Hines. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, L. Hines & G. Lewis)

RESOLUTIONS

PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville – 15 Hook Mountain Rd – B: 175, L: 4 – pre/final site plan/minor subdivision/soil movement and c variances for 2 commercial buildings – Approved – Eligible: Maggio, Kayne, Kornreich, Adrignolo, Hines, Lewis

A motion to approve the Resolution was made by Vice Chairman Maggio, seconded by Dr. Kornreich. Roll Call of Eligibles. All in Favor. None Opposed. (A. Maggio, M. Kayne, L. Kornreich, A. Adrignolo, L. Hines & G. Lewis)

PSPP/F13-07-16-11-23-02 – Pinto Management Group, LLC. – 151, 153 & 155 River Rd. – B: 131, L: 17.01, 17.02 & 17.03 – amended site plan – Approved – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Hines, Lewis

A motion to approve the Resolution was made by Mr. Braden, seconded by Mr. Hines. Roll Call of Eligibles. All in Favor. None Opposed. (A. Maggio, M. Kayne, T. Braden, A. Adrignolo, L. Kornreich, R. Lipari, L. Hines & G. Lewis)

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 was no Old Business to come before the board.

NEW BUSINESS

****PMN/C22-06– Judges** – 4 & 6 Tara Ln – B: 128, L: 2 & 3 – lot line change with variances – Notice Acceptable
ACT BY: 7/20/23

**** Carry with notice preserved to 7/13/23**

****PSPP/FC23-01 – McDonald’s** – 52 Rt. 46 – B: 176, L: 15.2 – amended preliminary and final site plan with variances for drive thru – Notice Acceptable – Act by: 9/13/23

**** Applicant requests to carry with notice preserved to 7/13/23**

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. Lipari, seconded by Dr. Kornreich, the meeting was unanimously adjourned at 7:47pm.

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