

**MONTVILLE TOWNSHIP
MASTER PLAN SUBCOMMITTEE**

6:00 p.m. start time
Main Conference Room
MINUTES FOR JUNE 13, 2019

ROLL CALL

Mr. Gary Lewis, Chairman - Present
Mr. John Visco - Present
Mr. Adam Adrignolo - Present
Mr. Russ Lipari - AE

Planning Board Planner: Joseph Burgis PP, AICP - Burgis Associates
Township Staff: Jane Mowles, Land Use Administrator

PLANNING BUSINESS

Discussion of Re-examination of the Master Plan and Zoning Ordinances

Next presentation to be at the 6/27/19 hearing and adoption at the 7/11/19 hearing.

The secretary will notice for the Re-examination adoption even though not required. The secretary will put the notice up on website that the public hearing will be 7/11/19.

Mr. Burgis reviewed the changes for the subcommittee. Parking requirements; State regulation changes. Clustering, transferring development rights, lot-size averaging while preserving agricultural lands, open space and historic sites. Leave in military facilities section. Tree ordinance change. Off street parking requirement changes. Additional master plan elements: Green Building and Environmental Sustainability and Senior Living Elements for the future. Add billboard language to re-examination document.

Mr. Burgis to develop a "highlight of changes" sheet for the Planning Board members.

Discussion ensued on the ordinance amendments and whether they should be attached to the Re-Examination.

Brian O'Dowd - O'Dowd property concept plan: high end coffee shop a pharmacy and retail/gas with the pumps to the rear of the property with road extension. Discussion on separation ordinances. Would not be part of the re-examination could be part of the Land Use Plan.

Next meeting September 12, 2019 at 6pm.

ADJOURNMENT

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

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Jane Mowles, Secretary