

MONTVILLE TOWNSHIP PLANNING BOARD
SUBCOMMITTEE MEETING
MINUTES FOR WEDNESDAY, JULY 11, 2018
Start Time 8:30AM
195 Changebridge Rd. - CONFERENCE ROOM

ROLL CALL

Mr. John Visco, Chairman - AE
Mr. Tim Braden - Present
Mr. Arthur Maggio - AE
Mr. Nick Agnoli - AE
Rich Conklin, Mayor - Present
Gary Lewis - Present

Township staff: Jane Mowles, Land Use - Present

OLD BUSINESS

None

NEW BUSINESS

WAIVERS

PMISC18-22 – Ommar Remmak ReFleet LLC – 778 Main Road, Towaco – BL: 110, L: 1 - 2500 s.f. of space to be utilized for used car sales and a repair facility limited to 2 bay garage - 1 to 3 employees - hours of operation: 8 am – 5 pm, M-Sat – inventory not to exceed 25 motor vehicles, parked perpendicular to and behind yellow line – signage as per drawing provided

Motion to approve subject to no more than 25 motor vehicles parked perpendicular to and behind the yellow line and subject to all conditions in the resolution of approval for ZMS/D04-06 Raykov; sign approved made by: Mr. Lewis, Second by: Mayor Conklin; Roll call: Unanimous.

PMIASC18-29 – Frier & Levitt LLC – 82 Bloomfield Avenue, Pine Brook – BL: 173, L:7 - Install replacement natural gas 60KW generator and 400 AMP ATS on existing 4’x8’ concrete pad behind building

Motion to approve subject to test cycles for generator to be held between the hours of 10am and 4pm Monday through Friday; concrete pad to remain existing size no expansion made by: Mayor Conklin; Second by: Mr. Lewis; Roll call: Unanimous

PMISC18-30 – United Healthcare Services - 19 Chapin Road, Building D, Pine Brook – BL: 184, L:7.02 – 453 sf – installation of precast concrete ramp, precast concrete stairs and man door. The ramp and steps will service one loading dock. The ramp will be used for loading packages

into the building with hand trucks and to facilitate unloading of larger packages directly out of vehicles. The steps will serve as a rear entrance, primarily for employees.

Motion to approve made by: Mr. Lewis, Second by: Mayor Conklin; Roll call: Unanimous

PMISC18-31 – Autoclear LLC –10A Bloomfield Avenue, Pine Brook – BL: 160.1, L:10 – 21,000 total sf ; 7000 sf office and 14,000 sf warehouse space used for the design, manufacture, sales, service and distribution of security detection devices, for the detection of weapons, explosives, narcotics and other forms of contraband - 30 employees 1st shift; 3 employees 2nd shift – hours of operations: 7 am – 8 pm, M-F – maximum 2 vehicles parked overnight (Chevrolet van & Honda Fit) – no signage requested - SDS provided to Health Department

Motion to approve subject to no more than 2 vehicles parked overnight made by: Mr. Lewis, Second by: Mayor Conklin; Roll call: Unanimous

PMISC18-32 – WD-40 Company – 20 Chapin Road, Unit 1013, Pine Brook – BL: 183, L:7.2 – 8200 sf total; 6118 office and 2082 sf lab – WD-40 Company is a consumer products company. The Research and Development Department housed in this location includes offices, meeting rooms and work area for storing and testing our and competitor's products The department acts as a support function to the company's other departments of Production, Quality, Marketing, Sales and New Product Development – 9 employees – hours of operation: 8 am – 5 pm, M-F – no overnight parking of vehicles – signage in compliance with First Industrial – SDS provided to Health Department

Motion to approve subject to Board of Health and Fire Prevention approvals due to flammable chemicals and flash point testing made by: Mr. Lewis, Second by: Mayor Conklin; Roll call: Unanimous

Adjourned

Respectfully submitted,

Jane Mowles, Land Use Administrator