

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held Virtually

AGENDA OF THURSDAY JANUARY 28, 2021

No New Business to be Conducted Past 10:00PM

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m3ddc42c19c8a21fd3ffe551711f7283>

Meeting number: 132 130 6579

Password: pH9mbEekA28 (74962335 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 130 6579

Link to hearing documents:

<https://drive.google.com/drive/folders/1Yh7z1jbMVBGjIzHVvFCQwqYuJALVa6p0?usp=sharing>

Welcome to the Montville Township Planning Board hearing. Please turn off all cell phones during the proceedings. Thank you.

ROLL CALL

Mr. Gary Lewis

Mr. Arthur Maggio

Committeeman Richard Conklin

Mayor Frank Cooney

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm

Mr. Russell Lipari

Mr. Nicholas Agnoli

Mr. Pane Repic (alt#1)

VACANCY (alt#2)

Also present:

Board Attorney: Michael Carroll, Esq.

Board Engineer: Stan Omland, PE

Board Planner: Joseph Burgis, PP, AICP - Burgis Associates

Secretary: Jane Mowles

Recording Secretary: Kelley Kehoe

ANNOUNCEMENTS

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 |
|---------------------|------------|

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|---|---|
| Board of Health | Russ Lipari |
| Environmental Commission | Larry Kornreich |
| Water & Sewer | Art Maggio |
| Historic Preservation Review Commission | Adam Adrignolo |
| Design Review Committee | Tim Braden |
| Site Plan/Subdivision Committee | Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli |
| Economic Development Committee | Mayor Cooney |
| Open Space Committee | Nick Agnoli; Pane Repic (Alternate) |
| Master Plan | Gary Lewis, Russ Lipari, Adam Adrignolo |
| Fire Districts | Richard Conklin (Towaco); Art Maggio (Montville); Tim Braden (Pine Brook) |
| Township Committee Mayor Report | Mayor Cooney |

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

By Laws adoption

2020 Annual Report

Master Plan Consistency Review - Ordinance 2021-03 Land Use Ordinance Amendments.

Resolution – Professional Services Agreement Burgis Associates Area in Need of Redevelopment – 65 Rt. 46 – B: 184, L: 2.01

WAIVERS

PMISC21-02 Changing with Choices – 68 Bloomfield Avenue – BL: 171, L: 9 – 350 sf office space for counseling center offering individual psychotherapy – 2 employees, 1 shift - no deliveries or overnight parking of vehicles – signage per graphics provided

PMISC21-03 Rails – 8-10 Whitehall Road – BL: 96, L: 3 & 4 – 1,842 sf space to expand dining area to accommodate 6 (4 seat) tables and 1 (6 seat) table in accordance with social distance guidelines – 96 employees, 2

shift - no overnight parking of vehicles – no signage additional requested – waiver from applicant requested for staying open past 7pm

Planted Eats Montville, LLC – Request to Amend Waiver of Site Plan

INVOICES

Burgis Associates - Trust for: \$412.50 (Ahmadi); \$112.50 (Cook); \$1,162.50 (D’Agosto); \$337.50 (Montville Urban Renewal Avalon); \$1,837.50 (Millcreek); \$300.00 (Paul Miller Redevelopment); \$37.50 (RWB)

MP Carroll – Trust for: \$112.50 (Ahmadi); \$75.00 (Catbridge); \$75.00 (Cook); \$1,275.00 (D’Agosto); \$75.00 (Four-Eight Main); \$75.00 (JUVE); \$37.50 (Montville Urban Renewal Avalon); \$1,087.50 (Montville 340 Millcreek); \$75.00 (Sea Breeze)

Omland Associates - O/E: \$155.00 (Board Business Dec 2020) Trust for: \$736.25 (Ahmadi); \$38.75 (Cook); \$348.75 (D’Agosto); \$2,053.75 (Montville 340 Millcreek); \$968.75 (Sea Breeze)

RESOLUTIONS

MINUTES

Minutes of 12/10/20 – Eligible: R. Conklin, T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli, P. Repic & G. Lewis

Minutes of 1/14/21 – Eligible: R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSOIL20-14 – Ahmadi – 10 Old Ln – B: 21.01, L: 35.04 – soil movement application - Highlands
Received – Notice acceptable

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

Discussion – Pending Litigation

ADJOURNMENT