

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY FEBRUARY 13, 2020

No New Business to be Conducted Past 10:00PM

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. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. John Visco
Mayor Frank Cooney	Mr. Russell Lipari - AE
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. Pane Repic (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	Adam Adrignolo, Gary Lewis (Alternate)
Board of Health	Russ Lipari
Environmental Commission	Larry Kornreich
Water & Sewer	Art Maggio
Historic Preservation Review Commission	John Visco
Design Review Committee	Tim Braden

Site Plan/Subdivision Committee	John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee	Gary Lewis
Open Space Committee	Nicholas Agnoli; Pane Repic (Alternate)
Master Plan	Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo
Highlands Legislation Review Committee	Gary Lewis
Fire Districts	Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)
Township Committee Mayors Report	Mayor Cooney

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

By-laws - Discussion

WAIVERS

PMISC20-03 - Sprout Cleaners – 263 Changebridge Road – B:149, L:6 – 1,126 sf space for drop-off & pick-up dry cleaning store offering tailor services, **NO DRY CLEANING DONE ON PREMISES** - hours of operation: 6:30am – 6:30pm M-F, 8am – 5pm Sat - 4 employees, 2 shifts of 6:30am – noon & noon- 6:30pm - no overnight parking of vehicles – signage in accordance with complex theme and graphics provided

PMISC20-04 – Academic Excellence Center LLC – 115 Horseneck Road, Suite 7A – B:139.3, L: 7.3 – current tenant offering academic tutoring services downsizing to smaller 100 sf space – hours of operation: 3pm – 8pm M-S, closed Sun – 2 employees total - no overnight parking of vehicles – no new signage requested

INVOICES

Burgis Associates – Trust for: \$712.50 (A-Rent-A-Center); \$1,612.50 (Montville 340 Changebridge Urban Renewal, Millcreek); \$712.50 (Prince Sterilization)

Hammal Associates - Trust for: \$2,020.90 (Montville Urban Renewal, Avalon); \$2,211.82 (Montville 340 Changebridge Urban Renewal)

Omland Associates – Trust for: \$155.00 (Kattel); \$831.75 (Montville Urban Renewal, Avalon), \$116.25 (Roome Road); \$1,046.25 (RWB)

RESOLUTIONS

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSPP/F/PSOIL19-13 – **Montville 340 Changebridge Urban Renewal (Millcreek)** – 340 Changebridge Road – B:
159, L: 5.01; AHR-2 – 295 units 47 of which are to be affordable units - Notice Acceptable

ACT BY: April 14, 2020

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT