

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY FEBRUARY 14, 2019

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. Arthur Maggio
Mayor Richard Conklin
Committeeman Frank Cooney
Mr. Tim Braden

Mr. Adam Adrignolo
Dr. Lawrence Kornreich - Environmental Comm
Mr. John Visco
Mr. Russell Lipari - AE
Mr. Nicholas Agnoli (alt#1)
Mr. James Sandham (alt#2)

Also present:

Board Attorney: Michael Carroll, Esq.
Board Engineer: Stanley Omland, PE - Omland Associates
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; Rich Cook (Alternate)
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; James Sandham (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 Conklin

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Redevelopment Plan – B: 167; 178 & 179; L: 28-32; 3 & 1 – Master Plan Consistency Review

Discussion regarding By Laws

WAIVERS

PMISC18-59 – Marotta Scientific/T-Mobile – 78 Boonton Avenue – BL: 1, L:29 – 266 sf – install a new 25kW DC diesel power generator on a 8’ x 4’ concrete pad. This generator will be a backup to the existing generator located within the compound.

PMISC19-001 – Grub Market Inc. dba Flora Marketing – 43 Stiles Lane, Space #3 – BL:160.2, L:2 – 1,925 sf warehouse space to store fresh, dry, prepared, and frozen food for online sales. There is no onsite processing of any food items. – 2-3 employees shift 1(7am-3pm) & 4-5 employees shift 2(3-11 pm) – hours of operation: Th 10am-8pm; Fr 11am-11pm; Sat & Sun 7am-8pm – overnight parking of 3 vehicles (Mercedes Sprinter 2500 vans) – no signage requested

PMISC19-002 – Athletic Fields of America – 150 River Road, Unit G4B – BL:123, L:7 - 723 sf office space for athletic field construction company specializing in synthetic turf – 3-4 employees working flexible hours – hours of operation: 6 am–9 pm, Mon-Sat – no overnight parking of vehicles – signage in accordance with Montville Office Park theme

INVOICES

Burgis Associates – Trust for: \$135.00 (Daughtry); \$540.00 (DLS); \$67.50 (Prince Sterilization); \$472.50 (29-46 East LLC); \$438.75 (VanSchaik)

Omalnd Associates – Trust for: \$2,131.25 (AKR-Fox Hollow); \$77.50 (Cotterell); \$348.75 (Daughtry); \$38.75 (Daughtry); \$426.25 (DLS); \$303.75 (DLS); \$271.25 (McDonalds); \$193.75 (Newark-Jersey Co); \$116.25 (Prince Sterilization); \$1,046.25 (29-46 East LLC); \$426.25 (VanSchaik)

RESOLUTIONS

PSP/FC18-12 – DLS Contracting –100 Bloomfield Ave – B: 180, L: 4 – prelim/final site plan with variances – Approved

MINUTES

Planning Board Minutes of 1/10/19 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Visco, Lipari, Agnoli, Sandham, Lewis

Masterplan Subcommittee minutes 1/24/19 – Eligible: Adrignolo, Lipari, Visco, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

*****PSPP/FC/PSOIL18-10– 29-46 East LLC** – 29 Route 46 E & 12 Chapin Rd– B: 183, L: 8 – carried with notice preserved from 1/24/19 - Eligible: Conklin, Braden, Adrignolo, Kornreich, Visco, Lipari, Agnoli, Sandham, Lewis
ACT BY: 4/11/19

*****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 2/28/19**

NEW BUSINESS

*****PSPP/F/C/SOIL16-02-18-15– Van Schaik** – 640 Rt. 202 – B: 40, L: 51- prel/final site plan with variances and soil movement for demolition and reconstruction of a commercial building ACT BY: 5/9/19

*****APPLICANT REQUESTED TO BE CARRIED WITH NEWSPAPER NOTICE PRESERVED AND 200’ NOTICE REQUIRED TO MARCH 28, 2019**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

ADJOURNMENT