

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY FEBRUARY 27, 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
Mr. Tim Braden - AE	Mr. Nicholas Agnoli (alt#1)
	Mr. Pane Repic (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Stan Omland, PE – Attendance not required
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

PMISC20-05 Pompton Eye & Vision Care- 170 Changebridge Rd B-5 – B: 139.12, L: 2.05 – 1,600 s.f. optometry office – hours of operation 9am-5pm M & W; 10am-6:30pm T & TH; 9am-12:30pm Sat – 4 employees – signage in compliance with condo association (Lettering on door)

PMISC20-06 Mile High Physical Therapy – 321 Changebridge Rd – B: 160.2, L: 18 – 2,657 s.f. physical therapy office – hours of operation 6am-9pm M-F; 8am-4pm Sat – 4 employees – signage in compliance with approved theme (black applied letters; no other colors)

PMISC20-07 Loran Nicastro – 48 Stiles Ln – B: 149.4, L: 4 – 390 s.f. office for manual therapies – signage in compliance with approved theme (white letters/green background monument sign only) – 1 employee – hours of operation M-F 9am-8pm; Sat 9am-6pm

PMISC20-08 Heliport Systems – 30 Chapin Rd Unit 1210 – B: 183, L: 7.1 - 1,718 s.f. office/3,570 s.f. warehouse for heliport marketing/material storage company – 7 employees – 1 van to be parked overnight – hours of operation 8am-7pm M-F; 10am-4pm Sat-Sun – signage in compliance with First Industrial theme

INVOICES

Hammal Associates - Trust for: \$761.00 (Montville 340 Changebridge Urban Renewal, Millcreek)

Dorsey & Semrau - Trust for: \$734.40 (Roome Road); \$244.80 (Towaco Station)

RESOLUTIONS

PSPP/F/PSOIL19-10 – Montville Urban Renewal (Avalon Bay) – 85 Bloomfield Ave – B: 167; 178; 179, L: 28-32; 3; 1 0 AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units; carried with notice preserved from 1/23/20 – Eligible: Braden, Conklin, Visco, Lipari, Kornreich, Agnoli, Repic, Lewis

MINUTES

Planning Board Minutes of January 9, 2020 – Eligible: R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis

Planning Board Minutes of February 13, 2020 – Eligible: R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, N. Agnoli, P. Repic & G. Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PMS/C20-01 Fujitsu – 340-342 Changebridge Rd – B: 159, L: 5.1 – minor site plan with variance for signage Notice Acceptable ACT BY: 5/12/20

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT