

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7 p.m. start time

Held Virtually

**AGENDA OF THURSDAY MAY 6, 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	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 – Presence not required
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**

**HPRC19-03 Cook, Robert & Giselle** - Certificate of appropriateness 228 Rt. 202 – Historic Site - Christopher Barmore House (house not being affected) – lot line change to reconfigure the lot lines to allow for the barn (not historic) to be located on 6 Valhalla Road

**\*Public Hearing** - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing

**\*RESCHEDULED TO 7/23/20**

**WAIVERS**

**PMISC20-11 Urology Management Assoc.** – 34 New Maple Ave – B: 67, L: 13 – 7,850 s.f. additional space for existing tenant – hours of operation 9am-5pm M-F – 24 Employees – no outdoor storage of vehicles - no new signage requested.

**PMISC20-16 Rev Cycle MD** – 150 River Rd Units O3A & O3B – B: 123.1, L: 15.31 & 15.32 - 2,779 s.f. administrative office for medical billing company - 10 employees - hours of operation 9am-5pm 7 days - signage in compliance with condo association - no outdoor storage of vehicles.

**INVOICES**

Dorsey & Semrau – Trust for: \$61.20 (Roome Rd); \$61.20 (Park Lane); \$306 (Millcreek Redevelopment); \$30.60 (Towaco Station); \$84.15 (Montville Lasala); \$581.40 (AKR); \$2,325.60 (MUR 340 CB Millcreek)

Burgis Associates – O/E for: \$150; Trust for: \$75 (A Rent All Center); \$300 (Fujitsu); \$1,950 (Montville Urban Renewal Avalon); \$712.50 (Montville Urban Renewal Avalon); \$112.50 (Prince); \$1,425 (RWB); \$750 (Alpine Development); \$1,050 (A Rent All Center); \$337.50 (Cook); \$150 (MUR Avalon Bay); \$1,462.50 (Fujitsu); \$3,450 (340 Changebridge MUR Millcreek)

Michael Patrick Carroll, Esq – Litigation for: \$262.50; \$1,487.50; Trust for: \$600 (Fujitsu); \$1,012.50 (Montville 340 CB Urban Renewal Millcreek); \$75 (A Rent All Center); \$75 (Alpine); \$37.50 (Cook); \$75 (Cook); \$37.50 (Roome Rd); \$37.50 (AKR); \$75 (A Rent All Center); \$112.50 (Cook); \$787.50 (Fujitsu); \$937.50 (Montville 340 CB UR); \$525 (MUR Avalon); \$75 (Papertec); \$37.50 (Towaco Station)

Hamal Associates – Trust for: \$1,486 (Montville 340 CB Urban Renewal Millcreek)

Omland Associates – Trust for: \$1,278.75 (AKR); \$503.75 (Alpine); \$542.50 (A Rent All Center); \$348.75 (Cook); \$348.75 (44 Indian Ln E); \$503.75 (Fujitsu); \$3,875 (MUR 340 CB Millcreek); \$1,085 (MUR Avalon Bay); \$1,046.25 (Papertec); \$503.75 (Roome Rd); \$1,085 (Towaco Station)

## **RESOLUTIONS**

**PSPP/F/PSOIL19-10 – Montville Urban Renewal (Avalon Bay)** – 85 Bloomfield Ave – B: 167; 178; 179, L: 28-32; 3; 1 - AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units Approved– Eligible: Braden, Conklin, Visco, Lipari, Cooney, Repic, Lewis

**PMS/C20-01 Fujitsu** – 340-342 Changebridge Rd – B: 159, L: 5.1 – minor site plan with variance for signage – Approved – Eligible: Adrignolo, Maggio, Lipari, Cooney, Visco, Kornreich, Repic, Lewis

**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- – Approved 3/12/20 - Eligible: R. Conklin, T. Braden, A. Adrignolo, R. Lipari, F. Cooney, L. Kornreich, J. Visco, N. Agnoli, P. Repic & G. Lewis

## **MINUTES**

Planning Board Minutes of January 23, 2020 – Eligible: Conklin, Braden, Adrignolo, Cooney, Visco, Lipari, Repic & Lewis

Planning Board Minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

Planning Board Closed Session minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

Masterplan Subcommittee minutes of March 12, 2020 – Eligible: Visco, Adrignolo, Lipari & Lewis

Planning Board Subcommittee minutes of 3/31/20: Eligible: Braden, Agnoli, & Visco

## **LOI/DEP NOTIFICATIONS**

## **LEGAL/LEGISLATIVE UPDATES**

## **OLD BUSINESS**

**NEW BUSINESS**

**PSOIL19-20 Kattel, Naresh & Veronica** – 72 Passaic Valley Rd – B: 125.15, L: 24 – soil movement - notice acceptable

**\*\*RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED**

**PMS/C19-17– A Rent All Center** – 57 Route 46 – B: 184, L: 2.02 – minor site plan with variances – notice acceptable  
ACT BY: 5/28/20

**\*\*RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED**

**\*\*PMN/C20-02– Cook, Robert & Giselle**– 228 Main Rd & 6 Valhalla Rd – B: 56, L: 21 & 22 – lot line change  
ACT BY: 7/1/20

**\*\*RESCHEDULED TO 5/14/20**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**\*\*PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville** – 15 Hook Mountain Rd – B: 175, L: 4 – dismissal

**\*\*RESCHEDULED TO 5/14/20**

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**