

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JULY 13, 2023

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, Chairman	Mr. Adam Adrignolo
Mr. Arthur Maggio, Vice Chairman	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari
Mayor Matthew Kayne	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Mr. Larry Hines (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Jamie Giurintano, PE
Board Planner:	Joseph Burgis, PP, AICP
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
Board of Health - Russ Lipari
Environmental Commission - Larry Kornreich
Water & Sewer - Art Maggio
Historic Preservation Review Commission - Adam Adrignolo
Design Review Committee – Larry Hines
Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli
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 Matthew Kayne

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

HPRC23-02 Martone, Michael – 69 Waughaw Rd – B: 40, L: 69 - R-27A Prime Aquifer - Historic Site David Jacobus House – request for new pavilion, renovation of outdoor kitchen, addition of inground pool with patio and fence – certificate of appropriateness

WAIVERS

PMISC23-16 - Labcorp – 170 Changebridge Rd., Unit A5 – B: 139.12, L: 1.05 – 602sf space for patient service center providing routine adult and pediatric specimen collections for diagnostic testing and screening, collection of specimen only, no testing performed on site – 2 employees – hours of operation: 7am-3pm M-F, closed Sat & Sun – no overnight parking of vehicles – no signage requested.

INVOICES

Bowman – O/E for: \$181.00 (Board Business May 2023) **Trust for:** \$587.50 (AVC Holdings), \$379.00 (Diversified PSE&G), \$320.00 (Juve), \$379.00 (McDonalds), \$400.00 (Montville Residency), \$120.00 (PBNJ), \$320.00 (Pinto), \$80.00 (640 Rt. 202), \$320.00 (McDonalds)

Burgis – Trust for: \$1,160.00 (AVC Holdings), \$240.00 (Diversified PSE&G), \$600.00 (Juve), \$1,960.00 (Maryava), \$1,080.00 (McDonalds), \$520.00 (McDonalds), \$1,960.00 (Montville Residency), \$720.00 (Pinto)

Carroll – O/E for: \$80.00 (BoE Review) **Trust for:** \$120.00 (AVC Holdings), \$80.00 (Diversified PSE&G), \$80.00 (DLS Contracting), \$1,280.00 (Hook Mtn Montville), \$80.00 (Juve), \$80.00 (McDonalds), \$120.00 (Montville Residency), \$40.00 (PBNJ), \$1,680.00 (Pinto),

Semrau – Trust for: \$360.00 (PBNJ), \$180.00 (Millcreek)

Suburban – Trust for: \$1,038.00 (Diversified PSE&G), \$546.00 (Juve), \$1,011.00 (PBNJ), \$620.00 (Pinto), \$1,131.00 (Russo Acquisitions),

RESOLUTIONS

MINUTES

Planning Board Minutes of 4/27/23 – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Agnoli, Repic, Hines, Lewis

Planning Board Minutes of 5/11/23 – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Repic, Hines, Lewis

Planning Board Minutes of 6/8/23 – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Conklin, Hines, Lewis

Planning Board Subcommittee minutes of 6/22/23 – Eligible: Lipari, Maggio, Agnoli, Braden

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSPP/FC23-01 – McDonald’s – 52 Rt. 46 – B: 176, L: 15.2 – amended preliminary and final site plan with variances for drive thru – Notice Acceptable Act by: 9/13/23

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PEXT23-07 Sea Breeze – 441 Main Road – B: 81, L: 4 – request for extension of approvals to 6/24/24

PMN/C22-06– Judges – 4 & 6 Tara Ln – B: 128, L: 2 & 3 – lot line change with variances – applicant requested to withdraw the application.

CONCEPTS

CLOSED SESSION

Discussion personnel.

ADJOURNMENT