

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 23, 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 - AE	Dr. Lawrence Kornreich - Environmental Comm
Mayor Richard Conklin	Mr. John Visco
Committeeman Frank Cooney	Mr. Russell Lipari
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. James Sandham (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 Conklin

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Amendment to Professional Services Agreement for Master Plan Re-Examination additional \$8,500
Amendment to Professional Services Agreement for Land Use Plan additional \$2,400

WAIVERS

PMISC20-01 Quartzzy – 21-25 Riverside Drive, Pine Brook - BL: 182, L:7 - 23,500 sf space for a software-enabled life sciences distribution company - 7:00am – 4:00pm M-F; closed Sat & Sun - 3 employees, 1 shift - no overnight parking of vehicles – adding name to existing monument sign, signage in accordance to complex theme and no more than 4 colors in total

PMISC19-53 Pinebrook Tavern – 73 Old Bloomfield Avenue, Pine Brook - BL:177, L:2 - 8,000 sf space for restaurant business - hours of operation: 11:30 am- 12:00 am M-S; 11:30 am – 10:00 pm Sun; 30 employees total; 2 shifts of 15 employees - no overnight parking of vehicles – replacing facade on wall and monument signage with new name, same dimensions and shape, no more than 4 colors -- **Last site plan dated 2010 - **Variance granted for 125 parking spaces

INVOICES

Burgis Associates - Trust for: \$262.50 (A Rent A Center); \$262.50 (AKR); \$1,275.00 (Alpine); \$1,875.00 (340 Changebridge Urban Renewal, Millcreek); 1,312.50 (Montville Urban Renewal, Avalon); \$112.50 (O’Dowd); \$1,200.00 (Prince); \$900.00 (Signature Realty); 112.50 (29-46 East LLC)

Dorsey & Semrau - Trust for: \$720.00 (Roome Road); \$165.00 (Towaco Station)

Hammal Associates - Trust for: \$4,297.13 (Montville Urban Renewal, Avalon)

M.P. Carroll - Trust for: \$75.00 (A Rent A Center); \$75.00 (A Rent A Center); \$75.00 (AKR);

RESOLUTIONS

PSPP/F/C18-06-19-14 – Prince Sterilization Services Amended 2019 – 57 Route 46 – B: 183, L: 2 – amended
prel/final site plan with variances –Approved

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

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: Cooneyⁱ, Braden, Maggioⁱⁱ, Conklin, Visco,
Lipari, Kornreich, Agnoli, Repic, Lewis
ACT BY: March 13, 2020

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT

ⁱ Must certify to 1/9/20 hearing

ⁱⁱ Must certify to 1/9/20 hearing