

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: Virtually Through Webex

AGENDA OF THURSDAY AUGUST 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 - AE
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
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

PC20-06 Towaco Station request for change in condition of resolution as it relates to condition (m) additional plantings – Notice Acceptable

WAIVERS

PMISC20-27 - Mundi Westport Generator - 331 Changebridge Road – request to install a Generac 22kw standby liquid-cooled gas engine generator on an elevated (due to floodway) steel constructed base measuring 28.6”H x 75”L x 45”W on the northeastern side of the building - buffer consists of 10 Green Giant arborvitaes, 7 feet tall, surrounding the unit – to be exercised on the last Friday of the month at 11am for 1 hour

PMISC20-28 – Total Health Physical Medicine & Rehab – 137 Main Road, Suite 100 – BL: 51, L: 23 – 350 sf space; current tenant of previously approved business (Premier Sculpting Center of New Jersey LLC/PMISC18-58) becoming sole owner and seeking business name; continuing business operations providing CoolSculpting services along with cosmetic laser and injectable treatments - 3 employees – hours of operation: 10am-8pm, M-S, closed Sunday – no overnight parking of vehicles – signage per graphics provided

PMISC20-29 - The Craig High School – 24 Changebridge Road – BL: 82, L:10.01 – 20,800 sf space for non-profit independent school for students with learning disabilities grades 9 through 12 – 14 employees – hours of operation: 7:00 am -5:15 pm M-F, closed Sat & Sun – no overnight parking of vehicles – SIGNAGE: Per 230-214F, the only signage permitted is the addition of sign to the existing monument sign along Changebridge Road and the façade sign on the school. NO OTHER SIGNS PERMITTED WITHOUT A VARIANCE

INVOICES

Burgis – Trust for: \$525.00 (Alpine); \$75.00 (Cook); \$937.50 (Diversified); \$187.50 (Montville Precision Alignment); \$37.50 (Papertec);

Dorsey & Semrau – Trust for: \$229.50 (AKR); \$1,346.40 (Montville 340 Changebridge –Millcreek); \$596.70 (29-46 East LLC)

MP Carroll - Trust for: \$750.00 (Alpine); \$37.50 (Cook); \$75.00 (D’Agosto); \$37.50 (Papertec); \$75.00 (Saddleback Realty); \$75.00 (Towaco Station)

Omland Associates – Trust for: \$465.00 (Alpine); \$620.00 (Montville 340 Changebridge –Millcreek); \$697.50 (Saddleback Realty); \$271.25 (Towaco Station); \$232.50 (29-46 East LLC)

RESOLUTIONS

PMN/C/PSOIL19-16– Alpine Development – Alpine Rd – B: 111, L: 1 & 3 - minor subdivision with variances – Denial – Eligible: Conklin, Braden, Adrignolo, Maggio, Kornreich, Visco, Lipari, Lewis

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PMS/C20-05– Saddleback Realty II 25 Riverside Dr – B: 182, L: 7 – minor site plan with variances
ACT BY: 11/14/20

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT