

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, January 9, 2020

Chairman Lewis called the meeting to order at 7:30 p.m. and welcomed everyone to the Montville Township Planning Board hearing and asked everyone to turn off their cell phones. Ms. Kehoe took the roll call.

ROLL CALL

PRESENT R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, L. Kornreich, J. Visco,
R. Lipari, N. Agnoli, P. Repic & G. Lewis

ABSENT EXCUSED A. Maggio & F. Cooney

ALSO PRESENT J. Mowles (Secretary) & K. Kehoe (Recording Secretary)

PROFESSIONALS J. Burgis (Board Planner), S. Omland (Engineer) & M. Carroll (Board Attorney)

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting. He thanked Mr. Sandham for his past service on the board and welcomed back previous board member Mr. Repic.

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.

REORGANIZATION

Appointment of Officers

- Appointment of Temporary Chairman – Mr. Visco was nominated for Temporary Chairman by Mr. Lewis, seconded by Mr. Lipari. All present were in favor. There were no other nominations and no objections. Closed to nominations.
- Appointment of Chairman – Mr. Visco requested nominations for Chairman for 2020. Mr. Lewis was nominated as Chairman by Committeeman Conklin, seconded by Mr. Adrignolo. There were no other nominations and no objections. Closed to nominations. All present were in favor.
- Appointment of Vice Chairman – Mr. Maggio was nominated by Mr. Lipari, seconded by Mr. Adrignolo. There were no other nominations and no objections. Closed to nominations. All present were in favor.
- Appointment of Planning Board Secretary - Ms. Mowles was nominated by Chairman Lewis, seconded by Mr. Agnoli. There were no other nominations and no objections. Closed to nominations. All present were in favor.

- Appointment of Recording Secretary – Ms. Kehoe was nominated by Mr. Braden, seconded by Committeeman Conklin. There were no other nominations and no objections. Closed to nominations. All present were in favor.

2020 Hearing Dates

The meetings will be held at 195 Changebridge Road, Montville, NJ in the Chambers. The designation of meeting time was 7:30PM. The dates are as follows:

January 9, 2020	July 9, 2020
January 23, 2020	July 23, 2020
February 13, 2020	August 13, 2020
February 27, 2020	August 27, 2020
March 12, 2020	September 10, 2020
March 26, 2020	September 24, 2020
April 9, 2020	October 8, 2020
April 23, 2020	October 22, 2020
May 14, 2020	November 12, 2020
May 28, 2020	November 23, 2020* (Monday)
June 11, 2020	December 10, 2020
June 25, 2020	January 14, 2021

*Changed due to holiday

Chairman Lewis indicated that the hearing dates and times were previously discussed at a meeting and there were no objections. He asked for a motion to approve as presented. A motion to approve the hearing dates, times, and location for 2020 was made by Mr. Visco, seconded by Mr. Agnoli. All in Favor by Voice Vote. None Opposed.

Designation of Official Newspaper for Legal Ads

On a motion made by Dr. Kornreich, seconded by Mr. Agnoli, The Daily Record, The Citizen, and the Star Ledger (for publication purposes) were adopted for legal ads. All in Favor by Voice Vote. None Opposed.

2020 Professional Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement – On a motion made by Mr. Visco, seconded by Mr. Adrignolo, Mr. Michael Carroll, Esq., Law Offices was appointed Board Attorney. All present were in favor.
- Appointment of Board Planner & Execution of Professional Services Agreement – On a motion made by Mr. Repic, seconded by Dr. Kornreich, Mr. Joseph Burgis, AICP, PP, Burgis Associates was appointed Board Planner. All present were in favor.
- Appointment of Board Engineer & Execution of Professional Services Agreement - Stan Omland, PE – Omland Engineering – On a motion made by Mr. Braden, seconded by Mr. Adrignolo, was appointed Board Engineer. All present were in favor.
- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement - Paul W. Ferriero, PE, PP, CME, CFM, LEED AP - Ferriero Engineering, Inc. - On a motion made by

Mr. Braden, seconded by Dr. Kornreich was appointed Board Conflict Engineer. All present were in favor.

COMMITTEE & LIAISON REPORTS

Chairman Lewis reviewed the changes to the Committees and Liaisons.

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	Adam Adrignolo, Gary Lewis (Alternate)
Fire Districts	Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)
Township Committee Mayors Report	Mayor Frank Cooney

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in Board Professionals.

SECRETARY'S REPORT

Secretary J. Mowles reported that Mr. Repic is scheduled for required NJPO requirements.

BOARD DISCUSSION

There was no discussion to come before the board.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There being no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Agnoli, seconded by Mr. Visco. All present were in favor. None opposed.

PLANNING BUSINESS

HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation.

Ms. Pat Gamsby of Hook Mountain Road in Montville and Chairman of HPRC explained that they were here seeking approval to have the Hierwarter property be added to the Historic Designation site list for Montville Township. She described the property, dwelling, significance of style, location, unique collection of tools, etc. Chairman Lewis asked about the number of criteria that were met and the basis for recommendation. There were no professional questions or comments. Board members commented on

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correcting the block and lot numbers, local vs. national designation, the procedures for bringing back before the Planning Board for current and future properties, and possible restrictions from designation.

A motion to move forward with authorizing a hearing on future date was made by Mr. Visco, seconded by Mr. Agnoli. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis)

Draft 2019 Annual Report

Ms. Mowles sent out via email yesterday and the discussion was carried to a future meeting.

WAIVERS

PMISC19-52 Flo Hair Lounge – 662 Main Road , Towaco – BL:40, L:48.01 - 1800 sf space for hair salon with 6 stations providing cut, color and styling hair services - hours of operation: 9am-5pm M&W; 9am - 8pm T; 9am - 8pm Th; 9am - 6pm F; 8am - 5pm S; 9am - 2pm Sun - 6 employees, 1 shift - no overnight parking of vehicles – signage as per graphics provided and in accordance with complex theme

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Agnoli. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis)

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

Discussion on the outdoor patio area, previous approvals, and minor site plan followed. Ms. Mowles clarified that only changes were to the façade signage.

The waiver was carried for further review.

PMISC20-02 Anthony & Sylvan Pools – 30 Chapin Road, Unit 1206 - BL:183, L:7.1 - 6,128 sf space (2,830 sf office/3,298 sf warehouse) for a full service residential inground pool sales and installation company - hours of operation: 8am-5pm M-F, closed Sat & Sun - 10 employees, 1 shift - no overnight parking of vehicles – signage as per graphics provided and in accordance with First Industrial complex theme

A motion to approve the waiver was made by Mr. Visco, seconded by Mr. Agnoli. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis)

INVOICES

Dorsey & Semrau – Trust for: \$645.00 (Avalon Bay Redevelopment Study); \$1,095.00 (Millcreek); \$225.00 (Parklane); \$1,080.00 (Roome Road); \$195.00 (Woodland Properties)

Omland Associates - Trust for: \$1,007.50 (AKR); \$658.75 (Alpine); \$1,782.50 (Montville Urban Renewal Avalon); \$658.75 (Amended Prince Sterilization); \$348.75 (Signature Realty); \$1,085.00 (29-46 East LLC)

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A motion to approve the invoices was made by Mr. Braden, seconded by Mr. Visco. Roll Call. All in Favor by Voice Vote. (Mr. Adrignolo recused himself from Montville Urban Renewal Avalon invoice.). None Opposed. (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

Masterplan Subcommittee minutes 11/14/19: Eligible: Lipari, Adrignolo, Visco, Lewis

A motion to approve the minutes was made by Mr. Visco, seconded by Mr. Adrignolo. All in Favor by Voice Vote. None Opposed.

LOI/DEP NOTIFICATIONS

Mr. Omland reviewed two DEP permits. One denial for Old Lane Extension and one approval for Roome Road. He reported that Montville Urban Renewal (Avalon) wetland permits were approved and that the Storm Water Management Plan from the DEP had been published. He said there will be a 12 month phasing period, that all towns must modify their plans, that there will be additional costs to both the town and applicants, and he discussed grandfathering.

LEGAL/LEGISLATIVE UPDATES

Mr. Carroll had no Legal/Legislative Updates.

OLD BUSINESS

There was no Old Business to come before the board.

NEW 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; Notice acceptable
ACT BY:
March 13, 2020

On behalf of the applicant was Mr. John Wyciskala, Esq., Mr. Edward Bradford, AIA, and Mr. Jeffrey Morris, PE.

Mr. Adrignolo recused himself.

Mr. Wyciskala, Esq. summarized the following: company, Avalon Bay communities, trading on the NYSE, business practices and markets, number of communities, employees, block and lots, previous land use, seeking preliminary site plan approval, past ordinance approvals and history of area in need of redevelopment, affordable housing zone, settlement agreement with Avalon and Township approved by court, project being a critical part of housing agreement, fully compliant with zoning standards, designed as a vibrant community with various amenities, yield many benefits, redevelopment of blighted property, satisfying affordable housing need, attract young adults, seniors, empty nesters, and who would be testifying tonight and at future meetings.

Mr. Jeffrey Morris, Engineer, was sworn in and his credentials accepted. His office prepared the plans and he shared an overview of the project.

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Exhibit A-1 (Colorized Aerial Map) prepared by MUR, LLC was submitted. Map from Google Earth of property in question and surrounding area.

Exhibit A-2 (Colorized Aerial Photo and Site Layout) was submitted. Map includes superimposed yellow line. Outside the line is the existing parking on property, which is to be reverted back to open space. He said they will be adding a putting green, dog walking area, and landscaped open space.

Exhibit A-3 (Overall Landscape Plan) prepared by MUR, LLC was submitted.

Mr. Morris testified on the following items: zoning, minimum lot area, acreage, density, building coverage, minimum open space, building height, 4 1/2 stories, number of parking spaces, site layout including single build, garage location, primary egress and ingress, additional parking, circulation of property, courtyards, pool and BBQ area, building layout, dog walk and putting green area, open space locations, wetland buffers, permits in hand, approvals of DEP, types of utilities, layout and locations, truck turning templates for emergency vehicles, drainage and storm water management requirements, runoff and basins, discharge locations, grading, flood elevations, building elevations, flood hazard area requirements, and wetland and flood hazard permits received. Mr. Wyciskala said the soil movement permit was amended to import soil and the amount of cubic yards. Mr. Morris reviewed Mr. Omland's report as a condition of approval. He said they received the Water and Sewer report and will comply and they received the Township Engineer's report on 1-8-20 regarding the bridge and floodway locations. He said the maps were approved by the DEP. Mr. Omland questions of Mr. Morris on the existing site, contamination issues, how clean up will occur, protecting our inspectors through process and training needs. Mr. Morris explained the contamination cleanup process including no direct contact with, grading, soil import, clean material, cleanup process, health and safety plan, practice prior to start, surface contamination, capped and filled, demarcation layer, benefit of no longer flow into river, and inspection done by LSRP via the DEP. Mr. Wyciskala discussed deed restrictions and notices, inspections of capped off areas for public safety, etc. Mr. Omland asked further questions and shared concerns about future erosion, Township notification with LSRP evaluations, no waivers being sought, flood hazard update and evaluation, MLUL changes with escrow charges, operational concerns with privately maintained storm water management, water quality of swells and basins, snow fall cleanup with ponding against drains and curb breaks, testimony of loading areas, soil movement routes and hours, and the future status of bridge unknown at this point. Board members shared concerns on the truck traffic in neighborhood for residents and requested a copy of the redevelopment plan in next packet. Mr. Omland asked for further testimony and/or questions of Mr. Morris on the following items: 1-2-20 memo, DOT permit, NJDEP permit plans, plan revisions, conflicting plans, planting concerns with tree ball size and depth of soil, NJDOT widening plans, Mr. Marucci, Township Engineer's comments, need for pump station location and screening details, security measures, parking garage ingress/egress, milling and paving, utility requirements, and open space areas. Mr. Burgis asked about percentages, deed restrictions, and how it will be resolved. Chairman Lewis asked that it be submitted in advance of next meeting. There was a board member request for confirmation of no contamination in non-disturbed area. Mr. Wyciskala explained that the capping maintains a guarantee for the whole site by the LSRP.

Break from 9:30pm to 9:44pm.

Mr. Burgis commented and/or asked questions on the following items: no waivers or variances, possible waiver for steep slopes over 25% as a result of widening Rt. 46 with no practical alternative, dwelling removal on lot 28 and requirement of assistance with tenant relocation, need for electric charging stations and signage details, site easements at intersections, consistency needed with landscape plan, appropriate lighting needed in parking garage, and roof fixture protection. Board members asked questions and/or commented on the following: import and export amounts for soil movement, nature of contamination, contamination effects on rough grading, membrane and demarcation layer, depths of throughout site,

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timing of storm water management system, thickness of soil regarding plantings, trees penetrating demarcation layer, types of plants, DEP requirements of native plants, and contamination amounts and capping of.

Chairman Lewis opened the meeting to the public on Mr. Morris's engineering testimony.

Ms. Melissa Benno of 4 Hillcrest Road in Towaco asked about the soil removal including timing of, amount of, and run-off during that period. Mr. Morris explained the regulations of removing the dirt from the wheels, which is not allowed on the roads.

There being no further questions on Mr. Morris's testimony, the meeting was closed for public comment on a motion made by Mr. Agnoli, seconded by Dr. Kornreich - All in Favor by Voice Vote. None opposed.

Mr. Edward Bradford, Architect, was sworn in and his credentials accepted.

Exhibit A-4 (Colorized Program and Circulation Diagram) dated 1-9-20 was submitted. Mr. Bradford described the following: configuration of the plan, 4 story building wrapped around parking garage, visual appearance, screening, design standards of ordinance, program elements, location of apartments, garage, leasing space, fitness and club room, trash rooms, operations of garbage and recycling shutes, and main/convenience entrance locations.

Exhibit A-5 (Avalon Bay Amenities) dated 1-9-20 was submitted. He shared the samples of images of completed amenity spaces from their other locations including fitness room, leasing center, and club/lounge room.

Exhibit A-6 (Avalon Bay Unit Finishes and Amenities) dated 1-9-20 was submitted. Mr. Bradford reviewed the open design concept, high end finishes, prototypes, and proposed rooms.

Exhibit A-7 (Studio Units) dated 1-9-20 was submitted. He reviewed the floor plan layout options and amenities included.

Exhibit A-8 (1 Bedroom Units) dated 1-9-20 was submitted. He reviewed the layout options, common design features, and outdoor decks.

Exhibit A-9 (2 Bedroom Units) dated 1-9-20 was submitted. He reviewed the layout options.

Exhibit A-10 (2 and 3 Bedroom Units) dated 1-9-20 was submitted. He reviewed the layout options and corner units.

Exhibit A-11 (Building Section) dated 1-9-20 was submitted. He reviewed the wrap building type, ventilation shaft, changes from DRC review, equipment adjustment so not visible from Rt. 46, and protection of garage lighting.

Exhibit A-12 (Entrance Drive from Rt. 46) dated 1-9-20 was submitted. He showed the approach to the building from Rt. 46, highlighted the changes to roof line as a result of DRC review, dormer elements, proposed variation, residential community character goal, and no impact to building height.

Exhibit A-13 (View from Amenity Pool Area) dated 1-9-20 was submitted. He described the pool courtyard amenity, aspects of architecture, combination of materials, combination of bay windows and balconies, and color choices.

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Exhibit A-14 (View of Amenity Pool Area) dated 1-9-20 was submitted. He shared a better sense of materials and colors of design.

Exhibit A-15 (View of Residential Courtyard) dated 1-9-20 was submitted. He described the small BBQ area and residential use.

Exhibit A-16 (View from Corner of Old Bloomfield and Maple Ave) dated 1-9-20 was submitted. Mr. Bradford testified on the existing and proposed conditions, visual impacts, and wetland separation.

Exhibit A-17 (Material Palette) dated 1-9-20 was submitted. He reviewed the DRC comments, described the wide palette of materials for roof, siding, and stone, and the revised roof lines with additional roof materials. He will get the updates to Ms. Mowles.

Mr. Omland asked questions and/or commented on the following items: operation of trash receptacle shutters for garbage and recycling, coordination with hauler, balconies regulations and restrictions of in lease agreements, rendering of signs on Bloomfield and Rt. 46 relocations, decorative lighting, roofline changes, and dormers. Mr. Burgis asked about the square footage of units as compared to COAH units and compliance of and for dormer reconfiguration detail. Board members commented on the following: quantity of types of units, settlement agreement percentages regarding number of bedrooms, DRC comments regarding screening materials, setting a standard for Old Bloomfield Ave and Rt. 46 development, and compliance with design standards.

Chairman Lewis opened the meeting to the public on Mr. Bradford's architectural testimony. There being no questions, the meeting was closed for public comment on a motion made by Mr. Lipari, seconded by Mr. Agnoli - All in Favor by Voice Vote. None opposed.

The application was carried without notice to the January 23, 2020 meeting.

Chairman Lewis asked them to be prepared to discuss traffic, operation, landscaping, bridge concerns, emergency access, and soil movement details.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

There was no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Lipari, seconded by Mr. Agnoli, the meeting was unanimously adjourned at 10:38pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of _____.

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Jane Mowles, Secretary