

MONTVILLE TOWNSHIP PLANNING BOARD

Held Virtually Through WebEx

Minutes of Thursday, January 14, 2021

Chairman Lewis called the meeting to order at 7:34 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, A. Maggio, R. Lipari, P. Repic & G. Lewis

ABSENT EXCUSED F. Cooney & L. Kornreich

ABSENT N. Agnoli

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

ABSENT EXCUSED M. Carroll (Board Attorney), S. Omland (Engineer)

PROFESSIONALS & J. Burgis (Board Planner)

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.

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting. He welcomed back Mayor Cooney and Committeeman Conklin and commented on the promotion of Mr. Agnoli to full member and Mr. Repic to alternate number one.

REORGANIZATION

Appointment of Officers

- Appointment of Temporary Chairman – Mr. Lipari 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. Lipari requested nominations for Chairman for 2021. Mr. Lewis was nominated as Chairman by Mr. Adrignolo, seconded by Committeeman Conklin. 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. Adrignolo, seconded by Mr. Braden. 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. Adrignolo. 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. Adrignolo, seconded by Mr. Braden. There were no other nominations and no objections. Closed to nominations. All present were in favor.

2021 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 14, 2021	July 8, 2021
January 28, 2021	July 22, 2021
February 11, 2021	August 12, 2021
February 25, 2021	August 26, 2021
March 11, 2021	September 9, 2021
March 25, 2021	September 23, 2021
April 8, 2021	October 14, 2021
April 22, 2021	October 28, 2021
May 13, 2021	November 1, 2021* (Monday)
May 27, 2021	November 22, 2021* (Monday)
June 10, 2021	December 9, 2021
June 24, 2021	January 13, 2022

*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 2021 was made by Committeeman Conklin, seconded by Mr. Adrignolo. All in Favor by Voice Vote. None Opposed.

Designation of Official Newspaper for Legal Ads

On a motion made by Vice Chairman Maggio, seconded by Mr. Adrignolo, 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.

2021 Professional Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement – On a motion made by Mr. Braden, seconded by Vice Chairman Maggio, 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 Vice Chairman Maggio, seconded by Mr. Braden, 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 Vice Chairman Maggio, seconded by Committeeman Conklin, 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 Vice Chairman Maggio, seconded by Mr. Braden was appointed Board Conflict Engineer. All present were in favor.

COMMITTEE & LIAISON REPORTS

Chairman Lewis reviewed the changes to the Committees and Liaisons.

Board of Adjustment	Gary Lewis
Board of Health	Russ Lipari
Environmental Commission	Larry Kornreich – <i>excused absent had no report.</i>
Water & Sewer	Art Maggio
Historic Preservation Review Commission	Adam Adrignolo
Design Review Committee	Tim Braden
Site Plan/Subdivision Committee	Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli
Economic Development Committee	Mayor Cooney
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 Cooney

SWEARING IN OF PROFESSIONALS

Professionals were excused absent.

SECRETARY’S REPORT

Secretary J. Mowles had no report.

BOARD DISCUSSION

Mr. Braden shared his concerns with some improvements to properties not being carried out after resolution approval. He cited some examples and the board discussed compliance and landscape

bonding. Chairman Lewis did not feel it was wide spread and Ms. Mowles was to follow up paving company.

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. Braden, seconded by Vice Chairman Maggio. All present were in favor. None opposed.

PLANNING BUSINESS

Resolution Adopting 2021 Spending Plan

Ms. Mowles reviewed and read into record.

A motion to adopt the 2021 Spending Plan was made by Mr. Lipari, seconded by Committeeman Conkling. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis)

Draft 2020 Annual Report

Carried to a future meeting.

WAIVERS

PMISC20-37 – Guardian Recovery Network – 53 Indian Lane East – BL: 32, L: 24.01 – 11,000 sf space for in-patient medical withdrawal management facility – 36-42 employees, 3 shifts, min 8 to max. 16 employees per shift - hours of operation: 24 hours/day, seven days/week no overnight parking of vehicles (excluding employee vehicles) – no signage requested at this time

Mr. John DiPasqja, Esq., Mr. Joshua Scott, CEO, and Mr. Michael Rocks, representative of Guardian, were present on behalf of the applicant. Mr. DiPasqja recapped the discussion from the last meeting and the permitted use. Board members inquired about recreational facilities available for residents, in-house transfer of patients, restriction to building, outside access, level of care, and accompaniment by staff members. Mr. Scott talked about the future recreational needs, acute stabilization care, short stay, being cared for by staff, 24/7 nursing monitoring, residential level of detox facility, being similar to their Princeton not Delray facility, high level of acute services, and protocols. Mr. Rocks said the ILE property is an ideal setting, and talked about the clinical standpoint and transportation.

A motion to approve the waiver was made by Mr. Lipari, seconded by Vice Chairman Maggio. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis)

PMISC20-40 – United Refrigeration Inc. – 16 Chapin Road, Unit 905 & 906 – BL: 183, L:7.2 - 11,735 sf space (4418 sf office/7317 sf warehouse) - current tenant of 30 Chapin expanding distribution business of HVAC & refrigeration supplies, part, equipment & ancillary showroom

for wholesale sales – 5 employees, 1 shift - hours of operation: 7:30 am-5:00 pm M-F – 3-5 UPS/Fed X deliveries daily, overnight parking 1 company vehicle, Ford F450 w/rack body – signage in accordance with complex theme and graphic provided

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Repic. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis)

PMISC21-01 – BRII East Inc. – 11 Chapin Road, Unit D – BL: 182, L: 6 – 13,481 sf space (3088 sf office/10,393 warehouse) – business is high-end logistics and final leg furniture delivery company – 15 employees total, 8 FT in warehouse, 7 field installers - hours of operation: 8:00 am-6:00 pm M-F – UPS and Fedex deliveries daily -- 3 vehicles parked overnight, single axle, 13’-16’ company box trucks – no signage requested at this time

A motion to approve the waiver was made by Vice Chairman Maggio, seconded by Mr. Braden. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis)

INVOICES

Burgis Associates- Trust for: \$712.50 (Papertec)

MP Carroll – Trust for: \$150.00 (Cook); \$225.00 (D’Agosto); \$75.00 (Montville 340 Millcreek); \$75.00 (Seabreeze)

Dorsey & Semrau- Trust for: \$1,530.00 (Montville 340 Millcreek); \$306.00 (Parklane); \$225.00 (Paul Miller Redevelopment)

Omland Associates - Trust for: \$38.75 (AKR); \$116.25 (Cook); \$581.25 (D’Agosto); \$155.00 (Juve); \$77.50 (Montville Urban Renewal Avalon); \$3,061.25 (Millcreek)

A motion to approve the invoices was made by Mr. Adrignolo, seconded by Mr. Braden. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, R. Lipari, P. Repic & G. Lewis)

RESOLUTIONS

PSPP/FC20-08– D’Agosto Landscaping – 4 Skyline Dr – B: 52, L: 36 – Pre/final site plan landscaping company and single family residence – Approved – Eligible: Conklin, Braden, Adrignolo, Lipari, Repic, Lewis

A motion to approve the resolution was made by Mr. Adrignolo, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

****PSOIL20-14 – Ahmadi – 10 Old Ln – B: 21.01, L: 35.04 – soil movement application - Highlands received**

***** APPLICANT REQUESTED TO BE CARRIED WITH 200' NOTICE PRESERVED AND NEWSPAPER NOTICE REQUIRED TO 1/28/21.***

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. Adrignolo, seconded by Vice Chairman Maggio, the meeting was unanimously adjourned at 8:21pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

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

Jane Mowles, Secretary