

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, January 23, 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, F. Cooney, J. Visco, R. Lipari, P. Repic & G. Lewis

ABSENT EXCUSED A. Maggio & L. Kornreich

ABSENT N. Agnoli

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

PROFESSIONALS S. Lydon (Board Planner), S. Omland (Engineer), M. Carroll (Board Attorney) & H. Maltz (Traffic Engineer)

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting.

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.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo said they met last week for their reorganization and reported that the meeting time was changed to 7:30pm.

Board of Health – Mr. Lipari said they met, but had nothing to report.

Environmental Commission – Dr. Kornreich was absent. Ms. Mowles reported on the 3 upcoming seminars, Arbor Day Honoree Michelle Caron, and the help with township recycling information.

Water & Sewer – Vice Chairman Maggio was absent.

Historic Preservation Review Commission – Mr. Visco had no report, but said they would be meeting on Monday.

Design Review Committee – Mr. Braden said they have not met.

Site Plan/Subdivision Committee – Mr. Visco had no report.

Economic Development Committee – Chairman Lewis said they would be meeting in February.

Open Space Committee – Mr. Repic said they have not met.

Master Plan – Chairman Lewis had no report.

Highlands Legislation Review Committee – Chairman Lewis had no report.

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Fire Districts – Mayor Conklin (Towaco) reported that they are entering their 100th year and would update when necessary, Vice Chairman Maggio (Montville) was absent, and Mr. Braden (Pine Brook) said that the memo from the Pine Brook FD would be discussed during tonight’s meeting.
Township Committee Mayor’s Report – Mayor Cooney reported that the reorganization meeting took place and the he was appointed Mayor along with Deputy Mayor Cook. He said that they are currently working on the budget and that the stipend for the HRPC secretary was approved.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in Board Professionals.

SECRETARY’S REPORT

Secretary J. Mowles had no report.

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. Lipari, seconded by Mr. Repic. All present were in favor. None opposed.

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**

Ms. Mowles explained that the amendments were to cover the remaining expenses for the two apartment building complexes.

A motion to amend the professional service agreements was made by Mr. Visco, seconded by Mr. Lipari. Roll Call. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, R. Lipari, P. Repic & G. Lewis)

Resolution recommending the distribution of funds for the 2019-2020 Affordable Housing Trust Fund Spending Plan

Ms. Mowles explained what the money would be used for, how distributed, and the authority to do so.

A motion to amend the distribution of fund for the affordable housing trust fund spending plan was made by Mr. Lipari, seconded by Mayor Cooney. Roll Call. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, R. Lipari, P. Repic & G. Lewis)

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

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Lipari. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, R. Lipari, 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

Chairman Lewis was concerned with the condition of the property and discussed the zoning officer report. Discussion followed on whether it was a site plan issue and the ability to put conditions on waiver approvals.

A motion to approve the waiver subject to correcting the violations from zoning report was made by Committeeman Conklin, seconded by Mr. Lipari. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, R. Lipari, P. Repic & G. Lewis)

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 Sterilization); \$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); \$150.00 (Alpine); \$75.00 (340 Changebridge Urban Renewal, Millcreek); \$75.00 (340 Changebridge Urban Renewal, Millcreek); \$112.50 (Montville Urban Renewal, Avalon); \$75.00 (Montville Urban Renewal, Avalon); \$112.50 (Prince Sterilization); \$862.50 (Prince Sterilization); \$75.00 (RWB); \$112.50 (29-46 East LLC)

Omland Associates: Trust for: \$542.50 (A-Rent-A-Center); \$116.25 (AKR); \$193.75 (44 Indian Lane); \$1,433.75 (340 Changebridge Urban Renewal, Millcreek); \$1,666.25 (Montville Urban Renewal, Avalon); \$581.25 (Prince Sterilization); \$465.00 (Roome Road); \$77.50 (RWB TRC)

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

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– Eligible: Conklin, Braden, Adrignolo, Cooney, Visco, Lipari & Lewis

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

MINUTES

Planning Board Minutes of: 11/14/19 – Eligible: Conklin, Braden, Adrignolo, Cooney, Visco, Lipari, Lewis

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

Planning Board Minutes of: 12/12/19 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Cooney, Visco, Lipari, Lewis

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

LOI/DEP NOTIFICATIONS

Mr. Omland had no LOI/DEP Notifications.

LEGAL/LEGISLATIVE UPDATES

Mr. Carroll had no 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

Mr. Adrignolo recused himself. Mayor Cooney certified he reviewed the prior hearing and was eligible to participate.

Chairman Lewis explained the process for the public.

On behalf of the applicant was Mr. John Wyciskala, Esq., Mr. Gary Ascolese, Traffic Engineer, Mr. Scott Fishbone from Avalon Bay, Mr. Tom Carman, Landscape Architect, Mr. Jeffrey Morris, PE, and Mr. Edward Bradford, AIA.

Mr. John Wyciskala, Esq. said there were a number of questions raised from the last meeting, which they will get through tonight. He summed up the following: additional reports received since last meeting from fire, police & amended DRC, access to and from Old Bloomfield Ave, full compliance with LSRP, once developed will be ingress only from Old Bloomfield Ave, ingress/egress will be from Rt. 46, decision to forego egress from Old Bloomfield Ave as condition of approval, but may come back in the future, access needed during site remediation and construction of project, and he indicated that the bridge is in county jurisdiction.

1st witness, Mr. Gary Ascolese, Traffic Engineer, was sworn in and his credentials accepted. He testified on the following items: his involvement with site for past 5 years, prepared reports and plans, reviewed plans, conducted traffic counts along roadways, conducted capacity analysis, inventoried characteristics of, trip values, updated float diagrams, Bloomfield Ave and Rt. 46 corridor, operational experience, feels application can go through with minimal impact, trip generation report, traffic volumes, compared rates of am/pm hours, traffic analysis, traffic signal timing, level of service, commercial driveway concern of cut-through traffic, and passer traffic. Mr. Omland asked Mr. Ascolese further questions and/or commented on the alteration of access of Old Bloomfield Ave, Rt. 46 U-turn study and impact of, working with DOT and Township to optimize the signals, site circulation for emergency vehicles and school buses, road width measurements, and future pedestrian traffic. Mr. Maltz inquired about the traffic impact

comparison from Lowes project. He further discussed the less impact of residential project, trip generations, character of traffic, updated signal timing, and egress onto Old Bloomfield Ave. Chairman Lewis said that these were now our Montville residents and inquired about what would be the safer overall route of travel. Board members asked questions about the ingress/egress of bridge, redevelopment plan, Township Committee and Planning Board authority, and county bridge. Mr. Ascolese testified on the soil movement including the duration, trucks, route, cubic yards, types of trucks, number of trucks, site access, and assuming any repairs if necessary. Mr. Wyciskala said they met with the County and a bridge engineer. They will be doing an analysis and anticipate a bridge rating increase, which is all subject to County approval. Mr. Omland said he spoke to the County as well and some type of repair is needed to make the bridge passable with construction trucks and emergency vehicles. He suggested making a condition of approval for the width of the temporary span bridge for construction. Chairman Lewis said a construction timeline is needed. Mr. Morris, PE, still under oath from the last meeting, discussed the following: method to reduce truck trips and costs, cost effective ways, contract with hauler, which is enforceable, preferable routes, scheduling, DOT approvals, bridge first, and storm water concerns. It was suggested that Mr. Maltz draw up his preferred traffic routes to maximize safety.

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

Chairman Lewis opened the meeting to the public on Mr. Morris's engineering testimony. There being no questions, the meeting was closed for public comment on a motion made by Mr. Repic, seconded by Mayor Cooney - All in Favor by Voice Vote. None opposed.

Mr. Wyciskala addressed the Fire report. He said they are in agreement with all except for the sprinkler system in the parking garage, which is not required for open garages. He said they will meet with the fire officials regarding how the water supply should be looped, the bridge will be able to accommodate construction vehicles along with emergency vehicles, water system will be completed before combustible materials are brought onto site, and that fire hydrants locations, etc. will need to be determined. Chairman Lewis said the fire zones need to be indicated on site plans and asked about being able to enforce traffic laws on private property. Chief Mr. Robert Schmidt, Fire Official in Montville, commented that the rating of the bridge for the fire trucks needs to be done in advance.

Break from 9:20pm to 9:27pm.

2nd witness. Mr. Scott Fishbone, Avalon Bay, was sworn in. He said he was the Vice President of Development of Avalon Properties, owner of Montville Urban, LLC. He discussed the following items: moving-in process once up and running, stripping out parking spaces for loading only, elevator locations, garbage receptacles, scheduled move-in process organized through outside leasing staff, number of move-ins per week and month, and trash pickup schedule, locations and who managed by. Mr. Omland asked about the temporary outside dumpsters for transitional phase and removal of once permanent compactors on-site. Mr. Maltz inquired about the elimination of parking spaces for loading zones, move-in truck sizes, circulation, and timing of scheduled move-ins. Mr. Omland asked that the revised plan include loading spaces.

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

3rd witness, Mr. Tom Carman, Landscape Architect, was sworn in and his credentials accepted.

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

Exhibit A-18 (Image Board of Avalon Bay Day and Night View of Recreation Amenities) was submitted.

Exhibit A-19 (Image Board of Series of Images showing pool, lounge spaces, and dog run with synthetic turf) was submitted. Dog run design included irrigation system, bag station, and key fob.

Exhibit A-20 (Colorized Rendering Drawing from 11-2 submitted in package) was submitted. This included the green area, gazebo, putting green, dog run, asphalt walkway, courtyard, pool area, lounge room, and sun shelf.

Exhibit A-21 (Colorized Rendering from 11-3) was submitted.

Exhibit A-22 (Terrace Courtyards from L-5) was submitted. This included west courtyard with BBQ grilling area, hammock garden area, and private patio area and east courtyard with ornamental trees.

Exhibit A-23 (Colorized Version from L-6 of Sign Images) was submitted. Mr. Carman discussed the size, panels, location, corrections needed on plans, complying with DOT setback, sign base, plantings, site triangles, back lite, DRC design review comments about frontage along Rt. 46, buffer for residents and road noise, and recommended substitutions and additions. Chairman Lewis asked about the transition area to get to and from apartments to open space easement area, which is an asset to the entire community. Mr. Wyciskala explained that this was permanent open space and not a proposed conservation easement. He talked about dedication of land and 3 options of redevelopment plan. Mr. Morris spoke about the 600 ft. of wetlands that are subject to DEP restrictions and requirements. Discussion of putting gates in fencing around property followed. Mr. Omland asked Mr. Carman questions and/or commented on outstanding required reports, meeting with the housing committee next week, need for traffic safety testimony, and comments not reflective of site plan. Chairman Lewis asked for testimony relative to floodway, elevation, and emergency vehicle access. Mr. Wyciskala spoke on the comment regarding the need for more officers due to increase in population. Mr. Ascolese felt they could accommodate pedestrian traffic and that there was no need for sidewalks, pedestrian overpass, fencing along Rt. 46 corridor, or signals. Mr. Burgis' report was addressed. Mr. Omland asked about the DRC lighting fixture proposal along Rt. 46 and Old Bloomfield Ave. Discussion followed. Board members preferred to have more uniform lighting vs. mixing it up.

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

Mr. Wyciskala gave his brief closing. He hopes the board will approve.

Chairman Lewis summed up which issues were still outstanding including the bridge directional traffic, NJ DEP, NJ DOT, and MCPB approvals, Utility and Fire Department conditions, bridge to be restored to 80,000 ton capacity, pipes looped prior to combustible materials being brought onto site, route of construction truck traffic, loading spaces being provided on revised plans, conservation on 3 sides of property, wetlands, dedication, and final DRC approvals. Ms. Mowles mentioned reports that are still coming in and Mr. Omland said decisions were also needed on sidewalks, health and safety plan, and construction phasing. Chairman Lewis said the construction schedule is needed and part of the developers agreement. Board members commented on the lighting, sidewalks, and proposed future traffic flow. Straw polls followed on the 1 or 2 way bridge (1 way traffic carried 5 to 2), Title 39 (All in Favor), and to require Towaco style lighting along Rt. 46 and Old Bloomfield Ave (Towaco Lighting failed 6 to 1).

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A motion to approve the application including 1) bridge to be rehabilitated for 2-way and bikeway traffic, 2) Title 39, and 3) Lighting to stay consistent with applicant's plan with no Towaco Lighting was made by Mr. Lipari, seconded by Mayor Cooney.

Mr. Omland commented that the 2-way bridge may not be possible. Mr. Wyciskala commented that the bridge is subject to County approval.

Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, F. Cooney, J. Visco, R. Lipari, P. Repic & G. Lewis)

Chairman Lewis thanked the applicant for their accommodations along with Mr. Maltz.

NEW BUSINESS

There was no New Business to come before the board.

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 Mayor Cooney, seconded by Mr. Visco, the meeting was unanimously adjourned at 10:52pm.

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

ⁱ Must certify to 1/9/20 hearing

ⁱⁱ Must certify to 1/9/20 hearing