

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, February 27, 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, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco,
R. Lipari, P. Repic & G. Lewis

ABSENT EXCUSED T. Braden

ABSENT N. Agnoli

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

PROFESSIONALS M. Carroll (Board Attorney) & John Burgis (Planner)

**EXCUSED ABSENT
PROFESSIONAL** S. Omland (Engineer)

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting. He informed the public that Closed Session would be taking place after regular board business for about 15 minutes and that the regular hearing would start at approximately 8pm. He also said that the Montville 340 Changebridge Urban Renewal (Millcreek) application would be heard at the 3-12-20 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 have not met.

Board of Health – Mr. Lipari said there was no meeting.

Environmental Commission – Dr. Kornreich they met and discussed a presentation to be made at a Township Committee meeting regarding single stream recycling, free seedlings for Arbor Day celebration, and the high school student work.

Water & Sewer – Vice Chairman Maggio had no report.

Historic Preservation Review Commission – Mr. Visco said they met on 2-24-20 and have two new commissioners, they approved a property line movement, discussed by-laws, and are working on getting a secretary for the board.

Design Review Committee – Mr. Braden was absent.

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

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Economic Development Committee – Chairman Lewis said they met last week, held reorganization, and are looking to invite smaller groups in.

Open Space Committee – Mr. Repic had no report.

Master Plan – Chairman Lewis had no report, but said they would be meeting in March.

Highlands Legislation Review Committee – Chairman Lewis had no report.

Fire Districts – Committeeman Conklin (Towaco) had no report, Vice Chairman Maggio (Montville) had no report, and Mr. Braden (Pine Brook) was absent.

Township Committee Mayor’s Report – Mayor Cooney reported on the Library Anniversary Celebration to be held on Saturday, March 7th from 12-4pm.

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

PLANNING BUSINESS

By Laws discussion

Discussion was carried to a later date.

WAIVERS

PMISC20-05 Pompton Eye & Vision Care- 170 Changebridge Rd B-5 – B: 139.12, L: 2.05 – 1,600 s.f. optometry office – hours of operation 9am-5pm M & W; 10am-6:30pm T & TH; 9am-12:30pm Sat – 4 employees – signage in compliance with condo association (Lettering on door)

A motion to approve the waiver was made by Committeeman Conklin, seconded by Mayor Cooney. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, P. Repic & G. Lewis)

PMISC20-06 Mile High Physical Therapy – 321 Changebridge Rd – B: 160.2, L: 18 – 2,657 s.f. physical therapy office – hours of operation 6am-9pm M-F: 8am-4pm Sat – 4 employees – signage in compliance with approved theme (black applied letters; no other colors)

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

PMISC20-07 Loran Nicastro – 48 Stiles Ln – B: 149.4, L: 4 – 390 s.f. office for manual therapies – signage in compliance with approved theme (white letters/green background monument sign only) – 1 employee – hours of operation M-F 9am-8pm; Sat 9am-6pm

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A motion to approve the waiver was made by Vice Chairman Maggio, seconded by Dr. Kornreich. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, A. Adrignolo, A. Maggio, F. Cooney, L. Kornreich, J. Visco, R. Lipari, P. Repic & G. Lewis)

PMISC20-08 Heliport Systems – 30 Chapin Rd Unit 1210 – B: 183, L: 7.1 - 1,718 s.f. office/3,570 s.f. warehouse for heliport marketing/material storage company – 7 employees – 1 van to be parked overnight – hours of operation 8am-7pm M-F; 10am-4pm Sat-Sun – signage in compliance with First Industrial theme

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

INVOICES

Hammal Associates - Trust for: \$761.00 (Montville 340 Changebridge Urban Renewal, Millcreek)

Dorsey & Semrau - Trust for: \$734.40 (Roome Road); \$244.80 (Towaco Station)

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

RESOLUTIONS

****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: Braden, Conklin, Visco, Lipari, Kornreich, Agnoli, Repic, Lewis

**** RESCHEDULED TO MARCH 12, 2020**

MINUTES

Planning Board Minutes of January 9, 2020 – Eligible: R. Conklin, A. Adrignolo, L. Kornreich, J. Visco, R. Lipari, P. Repic & G. Lewis

A motion to approve the minutes was made by Dr. Kornreich, seconded by Committeeman Conklin. All in Favor by Voice Vote. None Opposed.

Planning Board Minutes of February 13, 2020 – Eligible: R. Conklin, A. Adrignolo, F. Cooney, J. Visco, P. Repic & G. Lewis

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

LOI/DEP NOTIFICATIONS

Mr. Omland was absent.

LEGAL/LEGISLATIVE UPDATES

Mr. Carroll had no Legal/Legislative Updates.

OLD BUSINESS

There was no Old Business to come before the board.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

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

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

A motion to go into closed session at 7:41pm was made by Mayor Cooney, seconded by Committeeman Conklin.

Discussion followed on pending litigation.

A motion to adjourn the closed session at 7:56pm was made by Mayor Cooney, seconded by Mr. Lipari.

NEW BUSINESS

PMS/C20-01 Fujitsu – 340-342 Changebridge Rd – B: 159, L: 5.1 – minor site plan with variance for signage
Notice Acceptable
ACT BY: 5/12/20

On behalf of the applicant was Mr. Matt Posado, Esq., Mr. Bill Herchakowski, Architect, Mr. Kevin O'Brien, Planner, and Mr. Gerry Campbell, Representative from Fujitsu.

Mr. Posado, Esq. explained that they were before the board for the wall sign. He summed up the location, description, zoning, lot numbers, proposed wall sign, variance relief needed for sign, LED lighting, and location on roof line.

1st witness, Mr. Herchakowski, Architect, was sworn in and his credentials accepted. He testified on the following items: relocating headquarters to this location, square footage, existing business, how outfitting building, proposed plan, distance from street, wall sign, façade location, size, letter types and sizes, and LED lighting. There were no professional or board questions.

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

2nd witness, Mr. O'Brien, Planner, was sworn in and his credentials accepted. He testified on his review of the Zoning and Master Plans, variance relief needed and how it relates to the height of sign, location above third floor window, and location to roofline. He feels that relief is not needed for the LED sign and discussed how it relates to the ordinance regarding illumination. Mr. Burgis was in agreement that it is not needed. He further discussed the unique aspects to application, reviewed proofs of bulk, positive and negative criteria, meeting goals of Master Plan, safety, identification, business traffic pattern, and on-site training seminars. Mr. Burgis asked about visibility from Rt. 80, usage of existing monument sign on Changebridge Road, and internal signage for circulation.

3rd witness, Mr. Campbell, Fujitsu Representative, was sworn in. He shared his history with Fujitsu, Monday through Friday only business practices, their move to Montville, and thanked the board for welcoming them.

Chairman Lewis opened the meeting to the public on Mr. O'Brien's planning testimony.

Mr. David Rodman of 59 Maple Ave in Pine Brook asked about the safety, visibility, and sign purpose.

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Ms. Janet Koskoff of 59 Maple Ave in Pine Brook inquired about the sign benefit and how it improves the community. Mr. Burgis commented on the overall sign that is permitted and theirs being half of the permitted size. Mr. Campbell discussed sign allowance and how they are contributing to community. Mr. Burgis explained the determination and substantial detriments for residents.

There being no further 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.

Chairman Lewis opened the meeting to the public on the overall testimony.

Mr. David Rodman of 59 Maple Ave in Pine Brook commented on the safety proposal and sign location choices.

There being no further questions, the meeting was closed for public comment on a motion made by Mr. Repic, seconded by Mr. Visco - All in Favor by Voice Vote. None opposed.

Mr. Posado, Esq. summarized the variance, site identification, and thanked the board for their time.

Board deliberation followed. Discussion followed on permitted LED lighting, lighting timing, and allowed signage size. Straw Poll followed to determine LED requirement and No Roof Sign Requirement (All in Favor).

A motion to approve the application including sign reduction, lighting not on at night, and two straw poll approvals was made by Mr. Lipari, seconded by Mayor Cooney.

Committeeman Conklin commented on the building history, safety, and advertising. Dr. Kornreich commented on additional permitted signage,

Roll Call. 8 Yes, 1 No. (No - R. Conklin, Yes - A. Adrignolo, Yes - A. Maggio, Yes - F. Cooney, Yes - L. Kornreich, Yes - J. Visco, Yes - R. Lipari, Yes - P. Repic & Yes - G. Lewis)

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 Dr. Kornreich, the meeting was unanimously adjourned at 8:57pm.

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