

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, April 13, 2023

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. Maggio, L. Kornreich, R. Lipari, P. Repic, L. Hines & G. Lewis

EXCUSED ABSENT T. Braden, A. Adrignolo. M. Kayne & N. Agnoli

ALSO PRESENT K. Kehoe (Recording Secretary)

EXCUSED ABSENT J. Mowles (Secretary)

**PROFESSIONALS
PRESENT** J. Giurintano (Engineer)

**PROFESSIONALS
EXCUSED ABSENT** M. Carroll (Board Attorney) & 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.

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

Board of Adjustment - Gary Lewis the next meeting is scheduled for 4-20-23 where it will be the third hearing for the Senior Housing complex on Rt. 202. He talked about the new technology they are using.

Board of Health - Russ Lipari said they met, but nothing to report.

Environmental Commission - Larry Kornreich said they will be meeting next Wednesday.

Water & Sewer - Art Maggio had no report.

Historic Preservation Review Commission - Adam Adrignolo was absent.

Design Review Committee – Larry Hines had no report.

Site Plan/Subdivision Committee - Art Maggio said they met and are before the board tonight.

Open Space Committee - Pane Repic had no report.

Master Plan - Gary Lewis had no report.

Fire Districts - Richard Conklin (Towaco) said they have been very busy with fires and need volunteers; Art Maggio (Montville) had no report; Tim Braden (Pine Brook) was absent. Township Committee Mayor Report – Committeeman Conklin 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 none, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Hines, seconded by Mr. Lipari. Voice Vote. All present were in favor. None opposed.

PLANNING BUSINESS

Chairman Lewis announced that the Judges application scheduled for tonight has been carried with notice preserved to 5-25-23.

WAIVERS

PMISC23-12 – Linnett Group, LLC – 68 Bloomfield Ave. – B: 171, L: 9 – 1,500sf office space for building maintenance company. – 4 employees – hours of operation: 7am-5pm M-F, 8am-3pm Sat, closed Sun – applicant proposes parking 3 service trucks behind fence and out of view from street – signage as per graphics provided.

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

PMISC23-11 – Quintessence Fragrances, Inc. – 1 Indian Lane E. – B: 32, L: 19 – 8,800sf space for an office & R&D lab for fragrance company – 6 employees – hours of operation: 8am-5pm M-F, closed Sat & Sun – no overnight parking of vehicles – no signage requested.

Russell Anderson, Esq., on behalf of the applicant summarized the company information, proposed use, type of business, materials used and how stored, and how scents evacuate.

Ms. Jennifer Russell, Senior Vice President of Fragrance Evaluations and Marketing, and Ms. Kari Arienti, Senior Vice President were present. Chairman Lewis explained why they were asked to be here. Board members commented on the concerns about odors for surrounding properties, asked about the square footage, concerns of toxic chemicals being stored on site, tenants, how ventilating area, and confirmed the property line was more than 50' from neighboring homes. Ms. Russell and Ms. Arienti talked about the square footage, booths being individually vented, testing items and sizes, odor booth area, candles, body lotions, shower gels, business being founded in the UK and now in US, GS warnings on labels being minor in nature, R&D, and how stored. Mr. John Leifer, Director of Acquisitions with Diversified explained the ventilation equipment, process and requirements, HVAC needs, and booths having triple filters.

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

INVOICES

Bowman – Trust for: \$732.00 (Diversified PSE&G), \$504.40 (Diversified PSE&G), \$799.50 (Hook Mtn), \$520.00 (Juve), \$80.00 (Russo Acquisitions)

Burgis – O/E for: \$80.00 (PBNJ Lit. Feb 2023), **Trust for:** \$1,280.00 (Diversified PSE&G), \$1,440.00 (Hook Mtn.), \$560.00 (Juve), \$200.00 (Russo Acquisitions), \$560.00 (640 Rt. 202)

Carroll – O/E for: \$555.00 (PBNJ Lit. Feb. 2023), \$185.00 (Paul Miller Lit. Feb. 2023) **Trust for:** \$40.00 (Diversified PSE&G), \$160.00 (Hook Mtn), \$80.00 (Judges & Pepe), \$80.00 (Juve), \$80.00 (McDonald's), \$40.00 (Montville Residency) \$400.00 (PBNJ), \$80.00 (Pinto), \$80.00 (Russo Acquisitions), \$640.00 (640 Rt. 202), \$40.00 (Signature)

Semrau – Trust for: \$234.00 (Juve), \$67.50 (PBNJ), \$72.00 (Sterling)

Suburban – Trust for: \$1,260.00 (Diversified PSE&G), \$740.00 (Juve), \$1,346.00 (PBNJ), \$1,657.50 (Russo Acquisitions), \$296.00 (Sterling)

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

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

Subcommittee minutes of 3/17/23 – Eligible: Maggio, Lipari

A motion to approve the minutes was made by Vice Chairman Maggio, seconded by Mr. Lipari. All in Favor by Voice Vote. None Opposed.

LOI/DEP NOTIFICATIONS

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

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates to come before the board.

OLD BUSINESS

There were no Old Business to come before the board.

NEW BUSINESS

****PMN/C22-06– Judges** – 4 & 6 Tara Ln – B: 128, L: 2 & 3 – lot line change with variances – Notice Acceptable
ACT BY: 7/20/23

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO
JUNE 8, 2023**

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 Dr. Kornreich, seconded by Mr. Repic, the meeting was unanimously adjourned at 8:03pm.

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