

**MONTVILLE TOWNSHIP PLANNING BOARD**

7 p.m. start time

Held Virtually

**Minutes of Wednesday, May 6, 2020**

Chairman Lewis called the meeting to order at 7:00 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, L. Kornreich,  
J. Visco (7:05pm-7:40pm), R. Lipari, N. Agnoli, P. Repic & G. Lewis

**ABSENT EXCUSED** A. Maggio

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

**PROFESSIONALS** S. Omland (Engineer) & M. Carroll (Board Attorney)

**PROFESSIONAL**

**ABSENT EXCUSED** J. Burgis (Board Planner)

**ANNOUNCEMENTS**

Chairman Lewis welcomed everyone to the first virtual meeting and informed the public that the next meeting would be held on Thursday, May 14, 2020.

**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**

Committee & Liaison Reports were carried to the 5-14-20 meeting.

**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. Adrignolo, seconded by Mr. Agnoli. All present were in favor. None opposed.

## **PLANNING BUSINESS**

**HPRC19-03 Cook, Robert & Giselle** - Certificate of Appropriateness 228 Rt. 202 – Historic Site - Christopher Barmore House (house not being affected) – lot line change to reconfigure the lot lines to allow for the barn (not historic) to be located on 6 Valhalla Road

Mr. Visco, Board Liaison to the HRPC, reported that the board was satisfied with the request for the lot line adjustment. Chairman Lewis asked Mr. Carroll about deed notification. He said it was similar to a condition or restriction and that it would be done between the applicant and property owner. Mr. Visco said the barn would need to be deemed historic even though it is not. He said the respective buyer is excited to restore it and any changes to the barn would need to go before the HRPC.

A motion to approve the lot line change subject to having the owner file a deed restriction to deem historic was made by Committeeman Conklin, seconded by Mr. Visco. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, P. Repic & G. Lewis)

**\*Public Hearing** - HRPC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing

**\*RESCHEDULED TO 7/23/20**

## **WAIVERS**

**PMISC20-11 Urology Management Assoc.** – 34 New Maple Ave – B: 67, L: 13 – 7,850 s.f. additional space for existing tenant – hours of operation 9am-5pm M-F – 24 Employees – no outdoor storage of vehicles - no new signage requested.

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

**PMISC20-16 Rev Cycle MD** – 150 River Rd Units O3A & O3B – B: 123.1, L: 15.31 & 15.32 - 2,779 s.f. administrative office for medical billing company - 10 employees - hours of operation 9am-5pm 7 days - signage in compliance with condo association - no outdoor storage of vehicles.

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

## **INVOICES**

Dorsey & Semrau – Trust for: \$61.20 (Roome Rd); \$61.20 (Park Lane); \$306 (Millcreek Redevelopment); \$30.60 (Towaco Station); \$84.15 (Montville Lasala); \$581.40 (AKR); \$2,325.60 (MUR 340 CB Millcreek)

Burgis Associates – O/E for: \$150; Trust for: \$75 (A Rent All Center); \$300 (Fujitsu); \$1,950 (Montville Urban Renewal Avalon); \$712.50 (Montville Urban Renewal Avalon); \$112.50 (Prince); \$1,425 (RWB); \$750 (Alpine Development); \$1,050 (A Rent All Center); \$337.50 (Cook); \$150 (MUR Avalon Bay); \$1,462.50 (Fujitsu); \$3,450 (340 Changebridge MUR Millcreek)

Michael Patrick Carroll, Esq – Litigation for: \$262.50; \$1,487.50; Trust for: \$600 (Fujitsu); \$1,012.50 (Montville 340 CB Urban Renewal Millcreek); \$75 (A Rent All Center); \$75 (Alpine); \$37.50 (Cook); \$75 (Cook); \$37.50 (Roome Rd); \$37.50 (AKR); \$75 (A Rent All Center); \$112.50 (Cook); \$787.50 (Fujitsu); \$937.50 (Montville 340 CB UR); \$525 (MUR Avalon); \$75 (Papertec); \$37.50 (Towaco Station)

Hamal Associates – Trust for: \$1,486 (Montville 340 CB Urban Renewal Millcreek)

Omland Associates – Trust for: \$1,278.75 (AKR); \$503.75 (Alpine); \$542.50 (A Rent All Center); \$348.75 (Cook); \$348.75 (44 Indian Ln E); \$503.75 (Fujitsu); \$3,875 (MUR 340 CB Millcreek); \$1,085 (MUR Avalon Bay); \$1,046.25 (Papertec); \$503.75 (Roome Rd); \$1,085 (Towaco Station)

A motion to approve the invoices was made by Mr. Braden, seconded by Committeeman Conklin. Roll Call. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, 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 - AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units Approved– Eligible: Braden, Conklin, Visco, Lipari, Cooney, Repic, Lewis

Chairman Lewis explained the revision regarding the FEMA requirement for flood area hazards and the applicant having an issue with. He said there was a conference call this afternoon and all parties concur that it was not an appropriate addition.

A motion to approve the resolution with removal of FEMA language was made by Committeeman Conklin, seconded by Mr. Visco. Roll Call of Eligibles. All in Favor. None Opposed.

Chairman Lewis also asked Ms. Mowles to change the language in the resolution of fine lines to fire lanes.

**PMS/C20-01 Fujitsu** – 340-342 Changebridge Rd – B: 159, L: 5.1 – minor site plan with variance for signage – Approved – Eligible: Adrignolo, Lipari, Cooney, Visco, Kornreich, Repic, Lewis

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

**PSPP/F/PSOIL19-13 – Montville 340 Changebridge Urban Renewal (Millcreek)** – 340 Changebridge Road – B: 159, L: 5.01; AHR-2 – 295 units 47 of which are to be affordable units - – Approved 3/12/20 - Eligible: R. Conklin, A. Adrignolo, R. Lipari, F. Cooney, L. Kornreich, J. Visco, N. Agnoli, P. Repic & G. Lewis

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

### **MINUTES**

Planning Board Minutes of January 23, 2020 – Eligible: Conklin, Braden, Adrignolo, Cooney, Visco, Lipari, Repic & Lewis

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

Planning Board Minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

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

Planning Board Closed Session minutes of February 27, 2020 – Eligible: Conklin, Adrignolo, Maggio, Cooney, Kornreich, Visco, Lipari, Repic & Lewis

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

Masterplan Subcommittee minutes of March 12, 2020 – Eligible: Visco, Adrignolo, Lipari & Lewis

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

Planning Board Subcommittee minutes of 3/31/20: Eligible: Braden, Agnoli, & Visco

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

#### **LOI/DEP NOTIFICATIONS**

Mr. Omland briefly reviewed 5 DEP notifications, which not a concern for the board.

#### **LEGAL/LEGISLATIVE UPDATES**

Mr. Carroll had no Legal/Legislative Updates.

#### **OLD BUSINESS**

There was no Old Business to come before the board.

#### **NEW BUSINESS**

**PSOIL19-20 Kattel, Naresh & Veronica** – 72 Passaic Valley Rd – B: 125.15, L: 24 – soil movement - notice acceptable

**\*\*RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED**

**PMS/C19-17– A Rent All Center** – 57 Route 46 – B: 184, L: 2.02 – minor site plan with variances – notice acceptable  
ACT BY: 5/28/20

**\*\*RESCHEDULED TO 5/14/20 WITH NOTICE PRESERVED**

**\*\*PMN/C20-02– Cook, Robert & Giselle**– 228 Main Rd & 6 Valhalla Rd – B: 56, L: 21 & 22 – lot line change  
ACT BY: 7/1/20

**\*\*RESCHEDULED TO 5/14/20**

#### **CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**\*\*PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville** – 15 Hook Mountain Rd – B: 175, L: 4 – dismissal

**\*\*RESCHEDULED TO 5/14/20**

**CONCEPTS**

There were no Concepts to come before the board.

**CLOSED SESSION**

There was no need for closed session.

Chairman Lewis ask Mr. Carroll about being able to vote in a hearing and video access, which is needed for board members and professionals by the next meeting.

**ADJOURNMENT**

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Committeeman Conklin, seconded by Mayor Cooney, the meeting was unanimously adjourned at 7:40pm.

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