

**MONTVILLE TOWNSHIP  
MASTER PLAN SUBCOMMITTEE**

6:00 p.m. start time  
Virtually Via Webex  
MINUTES FOR May 28, 2020

**ROLL CALL**

Mr. Gary Lewis, Chairman – Present  
Mr. John Visco - Present  
Mr. Adam Adrignolo - Present  
Mr. Russ Lipari - Present

Planning Board Planner: Joseph Burgis PP - Burgis Associates – Present  
Robyn Welch, PP – Burgis Associates - Present  
Township Staff: Jane Mowles, Land Use Administrator - Present

Meeting started at 6pm.

**PLANNING BUSINESS**

Discussion of Zoning Ordinances

Ms. Welch - “To the Township” was removed from the Lot Area definition. Reviewed changes to the definition of Farm Animals. New definition of Domestic Fowl. New definition of Small Animals. Added to Buffer Design - Fences or walls that constitute an effective screen shall be permitted within the required buffer area.

Ms. Welch - Electric Vehicle Charging Station section added - Signage. Each electric vehicle charging station shall be posted with signage indicating the space is only for electric vehicle charging purposes. Retail charging stations shall include information related to voltage and amperage levels; hour of operations if time limits or tow-away provisions are to be enforced by the property owner; usage fees; safety information; contact information for reporting when the equipment is not operating or other problems. In addition, a logo advertising the manufacturer of the electric vehicle charging station equipment shall be permitted on said equipment, provided that said logo does not exceed one (1) square-foot.

Mr. Burgis - related to manure storage setbacks for the keeping of animals, will be amended to read as follows: No manure storage area shall be located within One hundred (100) feet of wetlands or watercourses; One hundred (100) feet of wells; Four hundred (400) feet of public water supply wells; One hundred (100) feet of property lines.

Outdoor storage was discussed. No outdoor storage in front yard. Possibility of fencing required for outdoor storage. Mr. Visco voiced concerns about height of outdoor storage

(ie large trucks, construction vehicles, elevated lifts, etc.) Mr. Burgis – Maybe add “no higher than the roof of the building”. Mr. Burgis will look into outdoor storage further and will get back at the next meeting.

Ms. Welch indicated that she was working on getting comments from the Assistant Zoning Officer as it relates to Commercial Vehicles.

Ms. Welch – Changes from previously reviewed Steep Slopes draft ordinance. Removed the exception under Steep Slopes greater than 25%.

Mr. Burgis to check into any current changes in law as it relates to Houses of Worship. Ms. Welch – Temporary Tent Sales section of the ordinance added. Remove “fireworks” from the definition. Reviewed the requirements for Temporary Tent sales.

Design Standards discussed. Discussion ensued on determining roof height. New ordinance would allow for higher roofs. Mr. Lewis indicated that the ordinance should target a specific lot size or setback. Ms. Welch will make modifications. Ms. Welch – The non-residential design standards are supplemental for those areas not already having their own design standards. Mr. Burgis – Can add to garages that all houses pre-existing this specific ordinance it would not apply. It would apply to new construction.

Ms. Welch reviewed Senior Housing Overlay 1 – There is a historic building on site. Discussion ensued on the density of this zone. Mr. Lewis asked if a maximum number of units could be added instead of density. Discussion ensued on the preservation of the Historic structure on site.

Ms. Welch reviewed the Senior Housing Overlay Zone near Twaits Road. Discussion ensued on parking requirements for the Senior Housing overlay zones. If the standard is lower than the RSIS standards then the applicant would need to apply for an exception from the RSIS board. Consensus: Not in favor of lowering parking standards, leave as RSIS required.

Mr. Burgis – Will supply a final version for the subcommittee to review.

Mr. Adrignolo requested that Ms. Welch look into the small animal requirements because it is too restrictive as it relates to indoor animals.

The next meeting will be June 25, 2020 at 6pm virtually.

**ADJOURNMENT**

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

\_\_\_\_\_  
Jane Mowles, Secretary