

MONTVILLE TOWNSHIP PLANNING BOARD
SUBCOMMITTEE MEETING
MINUTES FOR JUNE 22, 2023
Start Time 10:00 AM

195 Changebridge Road – VIRTUAL

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m871160defa759a7d22e17c47e546048f>

Meeting number: 2633 604 5134

Password: JxJCPKdC363 (59527532 from phones and video systems)

Join by phone +1-415-655-0001 US Toll; Access code: 2633 604 5134

ROLL CALL

Mr. Tim Braden, Chairman - Present
Mr. Nick Agnoli - Present
Mr. Russ Lipari - Present
Mr. Art Maggio - Present

Township staff: Jane Mowles

OLD BUSINESS

None

NEW BUSINESS

None

WAIVERS

PMISC23-16 - Labcorp – 170 Changebridge Rd., Unit A5 – B: 139.12, L: 1.05 – 602sf space for patient service center providing routine adult and pediatric specimen collections for diagnostic testing and screening, collection of specimen only, no testing performed on site – 2 employees – hours of operation: 7am-3pm M-F, closed Sat & Sun – no overnight parking of vehicles – no signage requested.

Mr. Braden was concerned with the amount of parking on site. ADA is deficient due to current standards. Believes the full Planning Board should review this waiver of site plan to see if a full site plan is required.

Motion to send this application to the full Planning Board made by: Braden; Second by: Agnoli; Roll call: Unanimous

PMISC23-19 – Med Graphix Inc. – 20 Chapin Rd., Unit 1001 – B: 183, L: 7.2 – 7,620sf office/warehouse space for expansion of existing tenant, operation of electronic board assembly, testing, repair – 6 employees – hours of operation: 8am-5pm M-F, closed Sat & Sun – no overnight parking of vehicles - signage as per graphics provided

Motion to approved made by: Braden; Second by: Agnoli
Roll call: Unanimous

PMISC23-20 – Neuro-Psychological Clinic – 150 River Rd., Unit L4 – B: 123.01, L: 12.40 – 1901sf space for mental health counseling and registered dietician services – 1 employee – hours of operation: 9am-5pm M-Sat, closed Sun. – no overnight parking of vehicles – signage in compliance with complex theme.

Motion to approved made by: Lipari; Second by: Agnoli; Roll call: Unanimous

PMISC23-21 – InfuCare Rx – 45 Route 46, Unit 610 – B: 183, L: 6 – 9,200sf office/warehouse space for specialty pharmacy, infusion services and sterile compounding – 30 employees – hours of operation: 9am-5pm M-F, closed Sat & Sun – no overnight parking of vehicles - signage as per graphics provided.

Motion to approved made by: Braden; Second by: Lipari; Roll call: Unanimous

PMISC23-22 – Structure Rite Contracting Corp. – 48 Stiles Lane – B: 149.4, L: 4 – 375sf space for administrative office for drywall business – 2 employees – hours of operation: 8am-6pm M-F, closed Sat & Sun – no overnight parking of vehicles - company name to be added to existing sign and door as per images provided.

Motion to approved made by: Braden; Second by: Agnoli; Roll call: Unanimous

PMISC23-23 – Ruthless Wrestling Club – 321 Changebridge Rd., Unit 302 – B: 160.2, L: 18 – 2,578sf space for youth wrestling club – 3 owners, no additional employees – hours of operation: 3pm-9pm M-Thurs, closed Fri-Sun – no overnight parking of vehicles – signage in compliance with complex theme of black applied lettering, no more than 3ft in height and no wider than 60% of the unit’s façade

Motion to approved made by: Lipari; Second by: Agnoli; Roll call: Unanimous

ADJOURNMENT

Respectfully Submitted,

Jane Mowles, Land Use Administrator