

MONTVILLE TOWNSHIP PLANNING BOARD

Held Virtually Through WebEx
Minutes of Thursday, June 25, 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, T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, J. Visco,
R. Lipari & G. Lewis

ABSENT EXCUSED P. Repic

ABSENT A. Maggio & N. Agnoli

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

PROFESSIONALS M. Carroll (Board Attorney)

ABSENT EXCUSED

PROFESSIONALS S. Omland (Engineer) & J. Burgis (Board Planner)

ANNOUNCEMENTS

Chairman Lewis had no announcements.

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 met on 6/3/20 and they heard two residential applications. He reported that the Mutts on Main application will be continued at a future meeting and the 289 Changebridge Road application was carried.

Board of Health – Mr. Lipari had no report.

Environmental Commission – Dr. Kornreich said they had a virtual meeting on 6/17/20. He reported that there will be a Paper Shredding and Electronic Recycling event held on 7/18/20 and they will be distributing recycling barrels. He said there will also be a joint announcement along with the Health Department coming out regarding masks.

Water & Sewer – Vice Chairman Maggio was absent.

Historic Preservation Review Commission – Mr. Visco had no report.

Design Review Committee – Mr. Braden had no report.

Site Plan/Subdivision Committee – Mr. Visco said they have not met.

Economic Development Committee – Chairman Lewis said they have not met.

Open Space Committee – Mr. Agnoli was absent.

Master Plan – Chairman Lewis reported that they met prior to tonight’s meeting and have come to an agreement on the draft ordinances and have recommended to move forward. He said they will be presented at the 7/23/20 Planning Board meeting and will be sent out in advance for board members to review.

Highlands Legislation Review Committee – Chairman Lewis had no report.

Fire Districts – Committeeman Conklin (Towaco) reported that they canceled the 100 year celebration because of the Coronavirus, Vice Chairman Maggio (Montville) was absent, and Mr. Braden (Pine Brook) had no report.

Township Committee Mayor’s Report – Mayor Cooney thanked Ms. Mowles for all her hard work with getting the restaurants open for outside dining.

SWEARING IN OF PROFESSIONALS

There was no need to swear 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.

PLANNING BUSINESS

There was no Planning Business to come before the board. Mr. Burgis was excused absent.

WAIVERS

PMISC20-17 Blue Nail LLC – 193 Changebridge Rd – B: 137, L: 4 – 2,428 s.f. office space for roofing and siding business – hours of operation 8am-5pm M-F: 9am-4pm Sat – 6 employees; 3 office, 3 remote – no overnight parking of vehicles - signage per graphics provided

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 & G. Lewis)

PMISC20-19 Above & Beyond Plumbing and Heating – 128 Main Road - B: 56, L: 12.1 - 850 sf office space for plumbing & heating business– hours of operation 7am-5pm M-F, closed weekends - 4 employees – no overnight parking of vehicles – no signage requested

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, T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, J. Visco, R. Lipari & G. Lewis)

INVOICES

Burgis Associates - O/E for: \$112.50 (March Board Business) Trust for: \$112.50 (A-Rent-All-Center); \$862.50 (Cook); \$2,487.50 (Diversified Properties); \$37.50 (Fujitsu); \$975.00 (CB Urban Renewal Millcreek); \$300.00 (CB Urban Renewal Millcreek); \$412.50 (Montville Urban Renewal Avalon); \$900.00 (Papertec)

Michael Patrick Carroll Esq. – O/E for: \$3,325.00 (PBNJ Lit March); \$7,562.50 (PBNJ Lit April)
Trust for: \$117.50 (AKR); \$37.50 (Cook); \$37.50 (Fujitsu); \$2,100.00 (CB Urban Renewal Millcreek);
\$37.50 (Montville Urban Renewal Avalon); \$37.50 (Papertec); \$75.00 (Saddleback)

Dorsey & Semrau – Trust for: \$841.50 (AKR); \$91.80 (AKR); \$45.90 (CB Urban Renewal Millcreek);
\$428.40 (CB Urban Renewal Millcreek); \$260.10 (Montville Urban Renewal Avalon); \$183.60
(Parklane); \$214.20 (Towaco Station); \$45.90 (29-46 LLC)

Omland Associates – Trust for: \$465.00 ((A-Rent-All-Center); \$77.50 (AKR); \$503.75 (AKR);
\$620.00 (Bank of America); \$348.75 (Cook); \$116.25 (Kattel); \$465.00 (CB Urban Renewal
Millcreek); \$116.25.00 (CB Urban Renewal Millcreek); \$310.00 (Montville Urban Renewal Avalon);
\$852.50 (Saddleback)

A motion to approve the invoices 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 (with a recusal on all
Montville Urban Renewal Avalon matters), F. Cooney, L. Kornreich, J. Visco, R. Lipari & G. Lewis)

RESOLUTIONS

PSOIL19-20 Kattel, Naresh & Veronica – 72 Passaic Valley Rd – B: 125.15, L: 24 – soil movement –
Approved – Eligible: Adrignolo, Kornreich, Conklin, Visco, Braden, Cooney, Lipari, Lewis

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

PMS/C19-17– A Rent All Center – 57 Route 46 – B: 184, L: 2.02 – minor site plan with variances –
Approved – Eligible: Adrignolo, Kornreich, Conklin, Visco, Cooney, Lipari, Lewis

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

PMN/C20-02– Cook, Robert & Giselle– 228 Main Rd & 6 Valhalla Rd – B: 56, L: 21 & 22 – lot line
change – Approved – Eligible: Adrignolo, Braden, Conklin, Visco, Cooney, Lipari, Lewis

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

MINUTES

Planning Board Minutes of March 12, 2020 – Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich,
Visco, Lipari & 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 VIRTUAL MEETING OF 5/6/20: Conklin Cooney, Braden, Adrignolo,
Kornreich, Visco, Lipari & Lewis

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

Master Plan Subcommittee VIRTUAL minutes of 5/28/20 – Eligible: Adrignolo; Visco, Lipari, Lewis

A motion to approve the minutes was made by Mr. Visco, 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. Mr. Omland was excused absent.

LEGAL/LEGISLATIVE UPDATES

Mr. Carroll had no Legal/Legislative Updates.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

There was no New Business to come before the board.

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

A motion to go into closed session at 7:51pm was made by Mayor Cooney, seconded by Mr. Adrignolo.

Discussion followed on litigation for PBNJ.

A motion to adjourn the closed session at 8:02pm was made by Dr. Kornreich, seconded by Mr. Visco.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Lipari, seconded by Mayor Cooney, 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