

**MONTVILLE TOWNSHIP PLANNING BOARD**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY FEBRUARY 11, 2016**

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please turn off all cell phones during the proceedings. Thank you.

**ROLL CALL**

Mr. Gary Lewis

Mr. Arthur Maggio

Mayor James Sandham Jr.

Committeeman Rich Conklin

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Commission

Mr. John Visco

Mr. Paul Mudd

Mr. Lawrence Tobias (alt#1)

Mr. Rich Cook (alt#2)

*Also present:*

Board Attorney: Michael Carroll, Esq.

Board Engineer: Stanley Omland, PE - Bowman Engineering

Board Planner: Joseph Burgis, PP, AICP - Burgis Associates

Principal Planner: Ryan Conklin PP, AICP, CFM, GISP

Recording Secretary: Kelley Kehoe

**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 place 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**

Board of Adjustment – Adam Adrignolo, Gary Lewis (Alternate)

Board of Health – Larry Tobias

Environmental Commission – Larry Kornreich

Water & Sewer – Art Maggio

Historic Preservation Review Commission – John Visco, Richard Cook (Alternate)

Design Review Committee – Tim Braden

Site Plan/Subdivision Committee – John Visco, Art Maggio, Tim Braden, Larry Tobias

Economic Development Committee – Jim Sandham, Gary Lewis

Open Space Committee – Paul Mudd

Master Plan – Gary Lewis

Highlands Legislation Review Committee – Gary Lewis

Fire Districts – Tim Braden (Pine Brook), Art Maggio (Montville), Richard Conklin (Towaco)

**SWEARING IN OF PROFESSIONALS**

**SECRETARY’S REPORT**

**BOARD DISCUSSION**

**PUBLIC DISCUSSION**

**PLANNING BUSINESS**

**Affordable Housing Update:** Discuss the status of Housing and Fair Share Plan/ timing of adoption and submittal to the Superior Court.

**Route 46 Redevelopment Plan-** Discussion Redevelopment Plan status update

**WAIVERS**

**PMISC16-04 ABOX Automation** – 45 Rt. 46 Unit 606– B: 183, L: 6 – office (4,327 s.f.)/warehouse (4,751 s.f.) packaging machinery manufacturer and machine shop – hours of operation 8am-6pm M-F – 10 employees – UPS deliveries daily; FedEx weekly; 1 tractor trailer delivery per week – signage in compliance with approved theme for First Industrial

**PMISC16-05 Community Options**– 390 Rt. 202 – B: 58, L: 1.1 – office (4,350 s.f.) for support of persons with disabilities – hours of operation 8am-6pm M-F – 13 employees – no outdoor storage – no signage requested at this time.

**PMISC16-06 WeMe Art** – 321 Changebridge Rd – B: 160.02, L: 18 – retail art studio (2,657 s.f.)- hours of operation M-Sun 8am-10:30pm – 1 Toyota sedan parked overnight – signage in compliance with approved theme (Channel Letters)

**PMISC16-07 Brook Salon & Spa** – 36 Route 46 – B: 176, L: 4.2 – salon & spa (2,000 s.f.)- hours of operation M-Th 10am-8pm F-Sun 10am-10 pm — signage refacing requested (red letters; white background) (Kloss Crib City)

**INVOICES**

Burgis Assoc. – Trust for: \$303.75 (Woodland Properties); \$202.50 (Marotta 2015); \$405 (Marotta 2015)

Bowman Engineering (Omland) Trust for: \$202.50; \$438.75 (Woodland Properties); \$202.50 (Ciliotta); \$236.25 (Daughtry); \$33.75 (Wicker)

**RESOLUTIONS**

**MINUTES**

**LOI/DEP NOTIFICATIONS**

**LEGAL/LEGISLATIVE UPDATES**

**OLD BUSINESS**

**NEW BUSINESS**

**PMN/C15-12/PSOIL15-13 – Ciliotta – 16 Forest Pl – B: 109, L: 4 – minor subdivision with variances**  
ACT BY: 5/19/16

**PMSP/FC15-10– Daughtry, Arthur -60 Horseneck Rd– B: 125.07, L: 28 – preliminary/final subdivision with variances**  
ACT BY: 5/20/16

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**