

**MONTVILLE TOWNSHIP PLANNING BOARD**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY APRIL 14, 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. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm.
Mayor James Sandham Jr.	Mr. John Visco- AE
Committeeman Rich Conklin	Mr. Paul Mudd
Mr. Tim Braden	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**

#### **WAIVERS**

**PMISC16-15 Raceway Petroleum** – 27 Rt 46 – B; 183, L: 13 – sublease of service bays – hours of operation 5am-11pm M-Sun – no overnight parking of commercial vehicles – parking spaces allotted to this tenant 4 parking spaces on lot plus 2 spaces in bays – no signage requested

**PMISC16-16 Blow Beauty Bar** – 2 Van Riper Ave – B: 135, L: 4 – 550 s.f. hair salon – hours of operation: Mon: closed; Tues: 10am-8pm; Wed: 9am-6pm; Thurs & Fri: 10am-9pm; Sat: 9am-4pm; Sun: 10am-4pm; number of employees: 4; no outdoor storage: replacement tenant sign requested on monument sign underneath Montville Nail sign and sign over doorway (sign theme green background/gold letters)

**PMISC16-17 Lee's Serenity Nails** – 652 Main Rd – B: 40, L: 49 – 1,100 s.f. nail salon – hours of operation 9:30Am-7:30pm M-F; 9am-6:30pm Sat; 10am-5pm Sun – 5 employees – no outdoor storage – signage to be in compliance with approved theme.

#### **INVOICES**

Michael Carroll, Esq – Trust for: \$67.50 (Addiegray); \$67.50 (Tre Femme); \$135 (Kiddie Academy); \$101.25 (Marotta Lamb 2016); \$33.75 (Evangelical Rec Center); \$1,215.00 (Ciliotta); \$101.25 (Van Schaik)

Burgis Associates - Trust for: \$33.75 (Woodland Properties); \$945 (Marotta Lamb 2016); \$506.25 (Marotta Lamb 2016)

Bowman Consulting – Trust for: \$438.75 (Ciliotta); \$957.50 (Daughtry); \$718.75 (Daughtry); \$810 (Evangelical Rec Center); \$425 (Evangelical Rec Center); \$270 (Marotta Lamb 2016); \$540 (Tre Femme); \$540 (Van Schaik)

#### **RESOLUTIONS**

**PSPP/FC16-03– Kiddie Academy** – 350 Main Rd – B: 57.01, L: 6 – preliminary/final site plan with variances for day care center and outdoor play area – Approved

#### **MINUTES**

**Planning Board meeting of February 11, 2016** - R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis

**Planning Board meeting of February 25, 2016** - R. Conklin (7:34-7:55pm), A. Adrignolo, J. Sandham (7:34-7:55pm), R. Cook (7:34-7:55pm), L. Kornreich, J. Visco & G. Lewis

**Planning Board meeting of March 10, 2016** - R. Conklin, T. Braden, A. Adrignolo, J. Sandham, R. Cook (7:34pm-8:14pm), L. Kornreich, P. Mudd & G. Lewis

**LOI/DEP NOTIFICATIONS**

**LEGAL/LEGISLATIVE UPDATES**

**OLD BUSINESS**

**PMSP/FC15-10– Daughtry, Arthur -60 Horseneck Rd– B: 125.07, L: 28 – preliminary/final subdivision with variances carried with notice from 2/11/16 & 2/25/16**

ACT BY: 5/20/16

**NEW BUSINESS**

**\*\*PSPP/FC15-05 – Tre Femme Realty (Stuffed Olive) –100 Bloomfield Ave – B: 180, L: 4 – preliminary/final site plan with variances – carried with notice from 3/24/16**

ACT BY: 7/5/16

**\*\*APPLICANT REQUESTED TO BE RESCHEDULED TO 5/12/16**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**ADJOURNMENT**

Next meeting will be held on April 28, 2016 at 7:30pm.