

MONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY MAY 26, 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)- AE	

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

PMISC16-23 Common Cents – 321 Changebridge Rd– B: 160.02, L: 18 – existing tenant expanding an additional 6,450 s.f. (7,283 existing for a total of 13,733 s.f.) warehouse for online products – 2 employees – hours of operation M-F 8am-8pm; Sat 10am-4pm – no change in signage - 1 24' international vehicle parked overnight

PMISC16-24 II-VI Wide Band Gap – 20 Chapin Rd Unit 1010 – B: 183, L: 7.2 – existing tenant expanding additional 5,500 s.f. office (4,164 s.f.)/warehouse (1,336 s.f.) for an overall square footage of 36,428 s.f. – hours of operation 6am-6pm – no additional employees – signage in compliance with approved theme

PMISC16-25 The Estate of David Teiger – 150 River Rd G2A – B: 123..01, L: 7.21 – 866 s.f. estate administrative office – signage in compliance with condo association – 1 employee – hours of operation 8:30am-4:30pm M-F

PMISC16-26 Industrial Control Solutions – 6 Mars Ct – B: 3, L: 38.10 - office (1,647 s.f.)/warehouse (1,093 s.f.) design and fabricator of industrial control panels and control systems – 2 employees – hours of operation M-F 8am-5pm – signage limited to lettering on door

PMISC16-27 Holes – 6 Rt. 46 W – B: 162, L: 2 – donut/bagel store (900 s.f.) – 4 employees – hours of operation Mon-Sun 5am-5pm – signage in compliance with approved theme (green background/white lettering) – no more than 12 seats permitted

PMISC16-28 Alirm – 10 New Maple Ave – B: 171, L: 14 – online bedding retail use – 9 employees – hours of operation 8am-5pm M-F (occasionally to 7pm and occasional Saturdays from 8am-7pm) – no signage currently requested –

INVOICES

Bowman Engineering – Trust for: \$945 (Pinto); \$77.50 (Pinto); \$241.25 (Ernstrom); \$656.25 (Addie Grey); \$810 (Addie Grey); \$280 (Tre Femme); \$966.25 (Evangelical Mission Rec Center); \$178.75 (Van Schaik); \$898.75 (Marotta 2016); \$955 (Marotta 2016); \$945 (Marotta 2016); \$67.50 (Ciliotta); \$377.50 (K&K Furia); \$290 (Blank); \$120 (Ciliotta); \$775 (Daughtry); \$420 (Daughtry); \$77.50 (Ernstrom); \$38.75 (Evangelical Rec Center) ; \$77.50 (Marotta Lamb 2016); \$871.25 (Pinto); \$540 (Woodland Properties)

Michael Carroll, Esq – O/E for: \$33.75; Trust for: \$67.50 (AddieGrey); \$67.50 (Blank); \$101.25 (CH Properties); \$101.25 (Ciliotta); \$33.75 (Daughtry); \$202.50 (Ernstrom); \$506.25 (Evangelical Rec Center); \$1,080 (Kiddie Academy); \$1,248.75 (Marotta 2016); \$67.50 (Pinto 2016); \$67.50 (Tre Femme); \$37.50 (Van Schaik)

Burgis Associates – Trust for: \$135 (Ciliotta); \$438.75 (Daughtry); \$926.25 (Evangelical Rec Center); \$862.50 (Kiddie Academy); \$405 (Marotta Lamb 2016); \$506.25 (Marotta Lamb 2016);

\$943.75 (Van Schaik); \$303.75 (Van Schaik); \$810 (Tre Femme); \$977.50 (Pinto); \$337.50 (Kiddie Academy); \$270 (Ciliotta); \$438.75 (Evangelical Mission Rec Center); \$438.75 (Ernstrom); \$540 (Addie Grey)

RESOLUTIONS

PSPP/FC16-05/PSOIL16-06– Evangelical Mission & Seminary - 36 Alpine Rd – B: 111, L: 15.6 – pre/final site plan with variances for recreational center – Variances Noticed for: 1 loading space required where 0 is proposed; minimum transition buffer between church and residential zone of 35’ required where 15’ proposed; sign variance for 1 wall sign per lot allowed where 3 wall signs exist; 1 new proposed wall sign 50 s.f. where 24 s.f. allowed; minimum setback of principal building to accessory structure (canopies) 10’ required where 1’ proposed; and soil movement- Approved 3/24/16 Eligible: R. Conklin, T. Braden, J. Sandham, R. Cook, J. Visco, P. Mudd, L. Tobias & G. Lewis

PMN/C16-10 – Ernstrom, Edward –12 Woodhill Rd & 31 Pine Brook Rd – B: 91, L: 7 & 8 – R-20A Zone and CWR – Restricted Area Overlay Zone - lot line adjustment with variances for deficient lot area and buildable area on Proposed Lot 7- Approved 4/28/16 Eligible: R. Conklin, T. Braden, A. Maggio, J. Sandham, R. Cook, L. Kornreich, Mr. Mudd & G. Lewis

MINUTES

Planning Board meeting of March 24, 2016 - R. Conklin, T. Braden, J. Sandham, R. Cook, J. Visco, P. Mudd L. Tobias & G. Lewis

Planning Board meeting of April 14, 2016 - R. Conklin (7:30-7:52pm), T. Braden (7:30-7:52pm), A. Adrignolo, A. Maggio, L. Kornreich, R. Cook (7:30-7:52pm) & G. Lewis

Planning Board Subcommittee meeting of May 4, 2016 - T. Braden A. Maggio, R. Conklin

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

HPRC 01-16 107 Changebridge Road – B: 123 L:2- Certificate of Appropriateness application for demolition of existing historically significant structure - aka “Cornelius T. Doremus House” aka “Old Parsonage of the Montville Reformed Dutch Church”

The application for a Certificate of Appropriateness was formally denied by the HPRC at the April 26th, 2016 through adoption of minutes based on the following:

- 1- There is no structural assessment made by a qualified Historic Architect, ie. the application is incomplete.
- 2 - The owner(s), or representative(s) of the owner(s), were not present as required at the meeting.
- 3 – The firm/person(s) who completes the structural assessment is required to be in the specialty of Historic Architecture.

PMN16-13 Blank, Jeffrey – 30 & 32 Abbott Rd – B: 39.07; L: 86.04 & 86.05 – lot line change
no variances – notice not required ACT BY: 6/12/16

*****PMN/C16-07/PSOIL16-08 Addie Grey** – 116 Jacksonville Rd– B: 28, L: 12 -minor
subdivision with variances and soil movement - Notice Acceptable for Subdivision; Notice
required for Soil Movement- carried without notice from ACT BY: 7/26/16

***** APPLICANT RESCHEDULED TO: 6/22/16**

***** PSPP/FC15-05 – Tre Femme Realty (Stuffed Olive)** –100 Bloomfield Ave – B: 180, L: 4 –
preliminary/final site plan with variances – carried without notice from 4/14/16 and 5/12/16ACT
BY: 7/26/16

***** APPLICANT RESCHEDULED TO: 6/9/16**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

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, 4/14/16, 5/12/16
rescheduled to June 9, 2016, extension given by applicant to June 30, 2016
ACT BY: 6/30/16

CONCEPTS

ADJOURNMENT