

**MONTVILLE TOWNSHIP PLANNING BOARD**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY June 9, 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
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 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**

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

**PMISC16-29 Consumer Products Testing** – 2 Como Ct – B: 41, L: 1.04 – 3,000 s.f. warehouse for paper archive storage – 24 hour access but no employees on site – lettering on door only

**PMISC16-30 Snap Fitness** – 702 Route 202 – B: 40, L: 30.3 – 4,565 s.f. fitness center retail/personal service – 24 hr operation (employee hours 12pm-8pm M-Fri; 9am-1pm Sat & Sun) 2 employees – no signage requested at this time

**PMISC16-31 United Plastic Industries** – 5 Mars Ct – B: 3, L: 38.5 – 500 s.f. office/7,500 s.f. warehouse light manufacturing for stretch film – 4 employees – hours of operation 7am-7pm M-F – tenant names on existing monument sign

**PMISC16-32 Montville Financial Group** – 652 Main Rd- B: 40, L: 49 – 1,200 s.f. financial consulting office – 7 employees – hour of operation 8:30am-5pm M-Sat – signage in compliance with Shops on Main Site Plan approval

#### INVOICES

Michael Carroll, Esq – Trust: \$67.50 (Woodland Properties); \$945 (Daughtry); \$945 (Pinto); \$742.50 (Ernstrom); \$135 (Marotta); \$135 (Kiddie Academy); \$101.25 (Ciliotta); \$67.50 (Blank); \$675 (Evangelical); \$67.50 (Chabad); \$67.50 (K&K Windsor)

#### RESOLUTIONS

**PSPP/FC13-07-16-11 – Pinto 2016** - 151 River Rd – B: 131, L: 17 & 18 – amended preliminary/final site plan with variances –Approved 4/28/16 Eligible: R. Conklin, T. Braden, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis

**PMN16-13 Blank, Jeffrey** – 30 & 32 Abbott Rd – B: 39.07; L: 86.04 & 86.05 – lot line change no variances – Approved 5/26/16 Eligible: : R. Conklin, A. Adrignolo, A. Maggio, J. Sandham, L. Kornreich, P. Mudd, L. Tobias & G. Lewis

**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”- Affirmation of HPRC Denial 5/26/16 Eligible: R. Conklin, A. Adrignolo, A. Maggio, J. Sandham, L. Kornreich, P. Mudd, L. Tobias & G. Lewis

**MINUTES**

**Planning Board meeting of April 28, 2016** - R. Conklin, T. Braden, A. Maggio (7:58-10:16pm), J. Sandham, R. Cook (7:58pm-10:16pm), L. Kornreich, Mr. 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, 4/14/16, 5/12/16; extension granted by applicant. ACT BY: 6/30/16

**NEW BUSINESS**

**HPRC 02-16 64 Changebridge Road** – 64 Waughaw Road – Block 39 – Lot 7.3- Certificate of Appropriateness application for a roof replacement

The application for a Certificate of Appropriateness was formally approved by the HPRC at the April 26<sup>th</sup>, 2016 with no conditions

**PSPP/FC15-05 – Tre Femme Realty (Stuffed Olive)** –100 Bloomfield Ave – B: 180, L: 4 – preliminary/final site plan with variances – Notice Acceptable ACT BY: 7/5/16

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**ADJOURNMENT**