

**MONTVILLE TOWNSHIP PLANNING BOARD**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY SEPTEMBER 8, 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 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**

**CONSISTENCY REVIEW : ORDINANCE NO. 2016-17**

AN ORDINANCE TO AMEND CHAPTER 230 ENTITLED “LAND USE AND DEVELOPMENT REGULATIONS” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTVILLE TO ESTABLISH A NEW PINE BROOK REDEVELOPMENT (PBR) ZONE

**WAIVERS**

**PMISC16-36 Fusion Film House** – 43 Stiles Ln Unit 1– B: 160.2, L: 2 – film studio (1,925 s.f.) – 2 employees – hours of operation 8am-6pm M-Fri – signage limited to vinyl decal on door (Landmark Fire)

**PMISC16-46 El Rancho de Beny** – 6 Rt. 46W– B: 162, L: 2 – Mexican restaurant (900 s.f.) – 3 employees – hours of operation 10am-10pm M-Sun – signage in compliance with approved theme (Pine Brook Plaza Azarian)

**INVOICES**

Michael Carroll, Esq – Trust for: \$33.75 (Avallone); \$202.50 (PBNJ); \$33.75 (Marotta 2016); \$573.75 (K&K Windsor); \$33.75 (Pinto); \$978.75 (Woodland Properties); \$776.25 (Addiegrey); \$1,046.25 (Chabad); \$33.75 (44 Hillcrest); \$33.75 (CH Properties)

Ferriero Engineering – Trust for: \$67.50 (Kiddie Academy)

Bowman Engineering – O/E for: \$77.50 – Trust for: \$465 (Daughtry); \$77.50 (Addie Grey); \$390 (Blank); \$271.75 (Chabad); \$90 (Ernstrom); \$521.25 (44 Hillcrest); \$270 (Montville Residency Garrubbo);\$337.50 (Pinto)

**RESOLUTIONS**

**PSPP/FC16-14/PSOIL16-15– Chabad of Northwest NJ**– 325 Changebridge Rd – B: 160.02, L: 20 - Approved 7/28/16 Eligible: R. Conklin, T. Braden, A. Adrignolo, R. Cook, L. Kornreich, P. Mudd, L. Tobias & A. Maggio

**PMSP/F15-09 – Woodland Properties** –Horseneck & Woodland Rd – B: 139, L: 5 – Approved 7/28/16 – Eligible: Mr. Tobias, Dr. Kornreich. R. Conklin, T. Braden, A. Adrignolo, R. Cook, P. Mudd, & A. Maggio

**PEXT16-17 Croatian Cultural Club** – 124 Boonton Ave – B: 1, L:6 – request for extension of approvals until 10/23/17 Eligible: R. Conklin , T. Braden, A. Adrignolo, A. Maggio, J. Sandham , L. Kornreich, L. Tobias & G. Lewis

**MINUTES**

**Planning Board meeting of June 22, 2016** - R. Conklin, T. Braden, A. Adrignolo, R. Cook, L. Kornreich, Mr. Mudd, L. Tobias & G. Lewis

**Planning Board meeting of July 14, 2016** - R. Conklin (7:33pm-8:25pm), T. Braden (7:33pm-8:25pm), A. Adrignolo, A. Maggio (7:33pm-8:25pm), J. Sandham (7:33pm-8:25pm), L. Kornreich, L. Tobias & G. Lewis

**Planning Board meeting of July 28, 2016** - R. Conklin, T. Braden, A. Adrignolo, A. Maggio (8:11pm-10:54pm), J. Sandham (7:37pm-9:07pm), R. Cook, L. Kornreich, P. Mudd & L. Tobias

**Planning Board meeting of August 11, 2016** - R. Conklin, T. Braden, A. Adrignolo, J. Sandham, R. Cook, J. Visco, P. Mudd, L. Tobias (7:37pm-12:06am) & G. Lewis

**Planning Board Subcommittee meeting of August 28, 2016** - R. Conklin, A. Maggio, L. Tobias

**LOI/DEP NOTIFICATIONS**

**LEGAL/LEGISLATIVE UPDATES**

**OLD 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 June 27th, 2016 meeting.

Extension granted through September 8<sup>th</sup>

**NEW BUSINESS**

**PSOIL16-20 Montville Residency (Garrubbo)** - 17 Hook Mountain Rd – B: 160, L: 4 – soil movement – Notice Acceptable

**PC16-25 Christine Valmy** – 285 Changebridge Rd – B: 160.2, L: 11– Rezoning request to permit vocational schools in I-2 zone. Notice not required

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**ADJOURNMENT**