

MONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY OCTOBER 27, 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. 2016-32

AN ORDINANCE OF THE TOWNSHIP OF MONTVILLE, COUNTY OF MORRIS, AND STATE OF NEW JERSEY ADDING NEW CHAPTER 170, "DEVELOPMENT FEES," OF THE CODE OF THE TOWNSHIP OF MONTVILLE

WAIVERS

PMISC16-51 Bella Delights – 634 Main Rd – B: 40; L: 52.01 – 665 s.f. deli with 9 seats – hours of operation 7am-7pm Mon-Sun – 3 employees – no signage requested at this time

PMISC16-52 Bliss Salon – 628 Main Rd – B: 40, L: 52.01 - expansion of existing tenant of 236 s.f. additional space – 8 employees – Tues 9am-5pm; Wed & Thurs 9am-8PM; Fri 9am-6pm; Sat 8am-5pm – no change in signage

PMISC16-53 Agnoli Engineering– 638A Main Rd – B: 40, L: 52.01 – 352 s.f. office for engineering firm – 1 employee – 9am-5pm M-F – signage in compliance with approved theme (Towaco Village Center)

INVOICES

Burgis Associates – Trust for: \$573.75 (Avalone); \$371.25 (Chabad); \$405 (Chabad); \$270 (CH Properties); \$1,046.25 (Christine Valmy); \$270 (44 Hillcrest); \$438.75 (Marotta); \$606.25 (Pinto)

Bowman Engineering – O/E for \$155; Trust for: \$318.75 (Blank); \$116.25 (CH Properties); \$280 (Ernstrom); \$622.50 (Evangelical Mission Rec Center); \$521.25 (44 Hillcrest); \$530 (K&K Windsor); \$116.25 (Marotta); \$155 (Montville Residency); \$930 (PBNJ); \$677.50 (PBNJ); \$202.50 (Schoolhouse Plaza); 463.75 (Van Schaik)

RESOLUTIONS

PSOIL16-20 Montville Residency (Garrubbo) - 17 Hook Mountain Rd – B: 160, L: 4 – soil movement – Approved 9/8/16 Eligible: R. Conklin, T. Braden, A. Adrignolo, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd, L. Tobias & G. Lewis

MINUTES

Planning Board meeting of September 8, 2016 - R. Conklin, T. Braden, A. Adrignolo, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd, L. Tobias & G. Lewis

Planning Board meeting of September 22, 2016 - R. Conklin, T. Braden, A. Maggio, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd & G. Lewis

