

MONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY NOVEMBER 10, 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
Assistant Planner:	Giancarlo Bruno
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

PMISC16-55 The Village Market – 702 Rt. 202 – B: 40, L: 30.3 - 2,675 s.f. retail food market – hours of operation 6:30am-8pm M-F; 8am-7pm Sat; 8am-5pm Sun – 4 employees per shift with 3 shifts per day – signage in compliance with approved theme (Montville LaSala)

PMISC16-56 BBM Chocolate Distributors – 16 Old Bloomfield Ave – B: 161, L: 1 – 2,000 s.f. office/25,000 s.f. warehouse/distribution of packaged chocolate & confectionary – hours of operation 9am-5pm M-Th; 1pm-4pm Sun – 12 employees – overnight parking of 2 box trucks – no signage requested at this time except for decal on door (Seifer)

INVOICES

Dorsey & Semrau – Trust for: \$165 (K&K Windsor); \$435 (K&K Windsor)

RESOLUTIONS

PMS16--051 – CH Properties– 65 Rt. 46 – B: 184, L: 2 65 Route 46- new bus sales operation - prelim/final site plan with variances; Approved 10-13-16 Eligible: R. Conklin, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd, T. Tobias & G. Lewis

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

PMSP/FC16-18/PSOIL16-19 44 Hillcrest LLC – 44 Hillcrest Ave & 34 Changebridge Rd – B: 74 & 82; L: 1 & 9 – prel/final subdivision/soil movement – Carried with notice from October 27, 2016 Planning Board Meeting.

ACT BY: 1/12/17

NEW BUSINESS

CLOSED SESSION

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

ADJOURNMENT