

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 9, 2020

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 - AE	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. John Visco
Mayor Frank Cooney - AE	Mr. Russell Lipari
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. Pane Repic (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Stan Omland, PE
Board Planner:	Joseph Burgis, PP, AICP - Burgis Associates
Secretary	Jane Mowles
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.

REORGANIZATION

- o Appointment of Temporary Chairman
- o Appointment of Chairman
- o Appointment of Vice Chairman
- o Appointment of Planning Board Secretary
- o Appointment of Recording Secretary
- o Designation of Meeting Time - 7:30PM - & Meeting Dates

2020- Hearing Dates

The Meeting Dates are as follows:

January 9, 2020	July 9, 2020
January 23, 2020	July 23, 2020
February 13, 2020	August 13, 2020
February 27, 2020	August 27, 2020

March 12, 2020	September 10, 2020
March 26, 2020	September 24, 2020
April 9, 2020	October 8, 2020
April 23, 2020	October 22, 2020
May 14, 2020	November 12, 2020
May 28, 2020	November 23, 2020* (Monday)
June 11, 2020	December 10, 2020
June 25, 2020	January 14, 2021

*Changed due to holiday

Meeting Place 195 Changebridge Rd., Montville

Designation of Official Newspaper for Legal Ads

The Daily Record, The Citizen, and the Star Ledger (for publication purposes)

2020 Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement
 - Michael Carroll, Esq., Law Offices
- Appointment of Board Planner & Execution of Professional Services Agreement
 - Joseph Burgis, AICP, PP, Burgis Associates
- Appointment of Board Engineer & Execution of Professional Services Agreement
 - Stan Omland, PE – Omland Engineering
- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement
 - Paul W. Ferriero, PE, PP, CME, CFM, LEED AP - Ferriero Engineering, Inc.

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

Board of Adjustment	Adam Adrignolo, Gary Lewis (Alternate)
Board of Health	Russ Lipari
Environmental Commission	Larry Kornreich
Water & Sewer	Art Maggio
Historic Preservation Review Commission	John Visco
Design Review Committee	Tim Braden
Site Plan/Subdivision Committee	John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee	Gary Lewis
Open Space Committee	Nicholas Agnoli; Pane Repic (Alternate)
Master Plan	Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo

Highlands Legislation Review Committee	Adam Adrignolo, Gary Lewis (Alternate)
Fire Districts	Russ Lipari

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation.

Draft 2019 Annual Report

WAIVERS

PMISC19-52 Flo Hair Lounge – 662 Main Road , Towaco – BL:40, L:48.01 - 1800 sf space for hair salon with 6 stations providing cut, color and styling hair services - hours of operation: 9am-5pm M&W; 9am - 8pm T; 9am - 8pm Th; 9am - 6pm F; 8am - 5pm S; 9am - 2pm Sun - 6 employees, 1 shift - no overnight parking of vehicles – signage as per graphics provided and in accordance with complex theme

PMISC19-53 Pinebrook Tavern – 73 Old Bloomfield Avenue, Pine Brook - BL:177, L:2 - 8,000 sf space for restaurant business - hours of operation: 11:30 am- 12:00 am M-S; 11:30 am – 10:00 pm Sun; 30 employees total; 2 shifts of 15 employees - no overnight parking of vehicles – replacing facade on wall and monument signage with new name, same dimensions and shape, no more than 4 colors -- **Last site plan dated 2010 - **Variance granted for 125 parking spaces

PMISC20-02 Anthony & Sylvan Pools – 30 Chapin Road, Unit 1206 - BL:183, L:7.1 - 6,128 sf space (2,830 sf office/3,298 sf warehouse) for a full service residential inground pool sales and installation company - hours of operation: 8am-5pm M-F, closed Sat & Sun - 10 employees, 1 shift - no overnight parking of vehicles – signage as per graphics provided and in accordance with First Industrial complex theme

INVOICES

Dorsey & Semrau – **Trust for:** \$645.00 (Avalon Bay Redevelopment Study); \$1,095.00 (Millcreek); \$225.00 (Parklane); \$1,080.00 (Roome Road); \$195.00 (Woodland Properties)

Omland Associates - **Trust for:** \$1,007.50 (AKR); \$658.75 (Alpine); \$1,782.50 (Montville Urban Renewal Avalon); \$658.75 (Amended Prince Sterilization); \$348.75 (Signature Realty); \$1,085.00 (29-46 East LLC)

RESOLUTIONS

MINUTES

Masterplan Subcommittee minutes 11/14/19: Eligible: Lipari, Adrignolo, Visco, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSPP/F/PSOIL19-10 – Montville Urban Renewal (Avalon Bay) – 85 Bloomfield Ave – B: 167; 178; 179, L: 28-32; 3; 1 0 AHR-1 – preliminary/final site plan 349 rental units including 52 affordable housing units; Notice acceptable
ACT BY: March 13, 2020

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT