

MONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 25, 2018

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. Arthur Maggio

Mayor Richard Conklin

Committeeman Rich Cook

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm.

Mr. John Visco

Mr. Russell Lipari

Mr. Nicholas Agnoli (alt#1)

Mr. James Sandham (alt#2)

Also present:

Board Attorney: Michael Carroll, Esq.

Board Engineer: Stanley Omland, PE - Omland Associates

Board Planner: Joseph Burgis, PP, AICP - Burgis Associates

Secretary: Jane Mowles-Rodriguez

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.

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; Rich Cook (Alternate)
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; James Sandham (Alternate)
Master Plan	Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo

Highlands Legislation Review Committee	Gary Lewis
Fire Districts	Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

WAIVERS

PMISC18-02 Music & Arts – 45 Rt. 46 Unit 603 – B: 183, L: 6 - 1,532 s.f. office/7,751 s.f. warehouse and repair of musical instruments – hours of operation 8am-5pm M-F – 12 employees – (1) 24’ truck parked overnight - signage in compliance with First Industrials Theme

PMISC18-03 II-VI – 30 Chapin Rd Unit 1202 – B: 183, L: 7.1 - 2,178 s.f. office/4,792 s.f. warehouse existing tenant taking additional space research/development of crystals for semiconductor industry- no additional employees – hours of operation 6am-6pm M-F – no overnight parking of vehicles - signage in compliance with First Industrials Theme

PMISC18-04 Metro Pro LLC – 20 Chapin Rd Unit 1002 – B: 183, L: 7.2 - 1,458 s.f. office/5,485 s.f. warehouse sales, design, develop, printing & assembly of graphic design art, record awards, and printed/stretched canvas - hours of operation 7:30 am-5:30 pm M-F – 10 employees - small box truck parked overnight - signage in compliance with First Industrials Theme

INVOICES

Burgis Associates – Trust for: \$168.75 (Addie Gray); \$371.25 (Avallone); \$573.75 (Commorata); \$67.50 (525 Realty); \$168.75 (iStar); \$303.75 (JLJ&J); \$1,080.00 (JLJ&J); \$135.00 (Living Water); \$101.25 (Newark Jersey Co.); \$168.75 (McDonald’s); \$776.25 (Rails Wine Cave); \$67.50 (Restaurant Depot); \$405.00 (DRA 350); \$1,282.50 (Towaco Station);

Ferriero Engineering - Trust for: \$135.47 (iStar); \$202.50 (iStar); \$135.00 (DRA 350); \$472.50 (DRA 350)

MP Carroll – Trust for: \$101.25 (Avallone); \$33.75 (Addie Gray); \$168.75 (525 Realty); \$33.75 (iStar); \$573.75 (JLJ&J); \$33.75 (Jo-El); \$33.75 (McDonalds); \$135.00 (Living Water); \$742.50 (Rails Cave); \$33.75 (DRA 350); \$101.25 (Towaco Station)

RESOLUTIONS

PEXT17-17 Avallone, Ralph – 5 & 7 Glen Terr – B: 8, L: 1 & 1.03 – request for extension of approvals to: December 8, 2018 – Granted – Eligible: T. Braden, N. Agnoli, L. Kornreich, J. Visco, R. Lipari, J. Sandham & G. Lewis

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

PSPP/FC/PMSP/F/PSOIL17-11 Towaco Station -652 & 662 Main Rd - B. 40 L. 48 & 49 – Preliminary & Final Site Plan; Preliminary & Final Subdivision; C variances; Soil Movement – carried with notice from 12/14/17 – Eligible: T. Braden, A. Adrignolo, N. Agnoli, L. Kornreich, J. Visco, R. Lipari, J. Sandham & G. Lewis

ACT BY 2/24/18

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT