

juMONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY February 8, 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)
Township Committee Mayors Report	Mayor Conklin

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

By-laws – Discussion

Resolution Professional Services Agreement Connelly & Hickey for the HPRC.

WAIVERS:

PMISC18-05 Scales Industrial Technologies LLC – 19 Chapin Road, Building D – B: 184; L: 7.02 - 6,655 s.f. office/16,446 s.f. warehouse -- warehousing, distribution & servicing of compressed air equipment – Monday to Friday, 6:30 am to 6:30 pm – 35 employees – 1 flatbed (25k GVWR) & 10 vans (2-3 vans parked overnight) – No signage requested, just tenant name on existing monument sign

PMISC18-06 Vivint Solar – 10 New Maple Ave, Unit 307 - B: 171; L: 14 - 500 s.f. office/22,570 s.f. warehouse -- warehousing, sale & installation of solar equipment – Monday to Saturday, 6:00 am – 8:00 pm – 20 employees – 3 box trucks (18’) & 10 cargo vans (10’) parked overnight – Window decal signage – no deliveries before 8am or after 5pm

PMISC18-07 United Healthcare Services, Inc. - 19 Chapin Road, Building D – B: 184; L: 7.02 - 4,355 s.f. office, 7,272 s.f. lab, 20,032 warehouse – warehousing, distribution, and packaging of pharmaceutical drugs – Monday to Friday, 8:00 am -5:00 pm – employees: 64-68 onsite, 12-16 off site (80 total) – no company trucks, UPS twice daily - No signage requested, just tenant name on existing monument sign

INVOICES

Bowman Consultants – Trust for: \$33.75(Addie Grey); \$337.50 (Avallone); \$67.50 (JLJ&J); \$202.50 (Jo-El); \$323.75 (Living Water); \$396.25 (McDonald’s); \$487.50 (Newark-Jersey); \$77.50 (RD America); \$270.00 (SDDV); \$503.75 (Towaco Station); \$620.00 (Towaco Station); \$77.50 (VanSchaik)

MP Carroll – Trust for: \$33.75 (Addie Grey); \$101.25 (Avallone); \$67.50 (Jo-El); \$67.50 (Living Water); \$67.50 (McDonald’s); \$67.50 (Newark-Jersey); \$573.75 (Rails); \$33.75 (350 Main); \$810.00 (Towaco Station)

RESOLUTIONS

MINUTES

Planning Board minutes of 1/11/18– Eligible: T. Braden, A. Adrignolo, N. Agnoli, L. Kornreich, J. Visco, R. Cook, R. Lipari, R. Conklin, A. Maggio, J. Sandham & G. Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

NEW BUSINESS

PMS/C17-12 McDonald's - 52 Rt. 46 - B: 176 L:15.2- minor site plan with variances - notice
Acceptable ACT BY: 4/16/18

OLD BUSINESS

PSPP/FC/PMN/PSOIL17-13 DRA 350 Main Rd – 350 Main Rd – B: 57.01, L: 6 – pre/final site
plan; c variances; minor subdivision; soil movement carried with notice from 1/11/18
ACT BY: 3/3/18

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PEXT18-01 Addie Gray – 116 Jacksonville Rd – B: 82, L: 12 – request for 6 month extension of
approvals until 7/28/18

CONCEPTS

CLOSED SESSION

ADJOURNMENT