

**MONTVILLE TOWNSHIP PLANNING BOARD**  
**SUBCOMMITTEE MEETING**  
**AGENDA FOR February 11, 2021**  
Start Time 9:00 AM  
VIRTUAL

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=mcb9c9a9497b94198922c5f584a703e03>

Meeting number: 132 705 1986

Password: JJpm4HUmB88 (55764486 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 705 1986

**ROLL CALL**

Mr. Tim Braden, Chairman  
Mr. Nick Agnoli  
Mr. Russ Lipari  
Mr. Art Maggio

Township staff: Jane Mowles

**OLD BUSINESS**

**NEW BUSINESS**

**WAIVERS**

**PMISC20-36 Phoenix Diversified** – 321 Changebridge Road, Unit 202 - BL:160.2, L:18 - 2,350 s.f. warehouse space used for bank equipment and tools storage (safes, lockers, chest, drive-up machines, & steel under counter cabinets) – 1-3 employees maximum - hours of operation: 8am-5pm M-Sat; closed Sun. - overnight parking of 1 commercial vehicle, 26' box truck freightliner, VARIANCE REQUIRED IF MORE THAN 1 TRUCK PARKED OVERNIGHT – no signage requested

**PMISC21-04 Luxe Hair Salon** – 6 Route 46 West – B: 162; L: 2 – 9,402 s.f. space for hair salon with 4 stations offering only hair services (cutting, coloring, and styling); no make-up, nail or spa services – 2 employees – hours of operation: 8am-5pm Tues., 8am-6pm Wed. & Fri., 10am-8pm Thurs., 8am-4pm Sat., closed Sun & Mon – no overnight parking of vehicles – signage in compliance with approved theme

**PMISC21-05 LP Real Estate Agency LLC** - 115 Horseneck Road, Unit 7E - BL: 139.3, L: 7.3 - 390 s.f. space for Realty Executives Franchise real estate sales office - 2 employees - hours of operation: average 2 hours/day on as needed basis between 9 am-9 pm, 7 days a week - no overnight parking of vehicles – replace existing signage with new tenant information, no more than 4 colors overall permitted

**PMISC21-06 IPCO US, LLC** - 10A Bloomfield Avenue - BL:160.1, L:10 - 32,700 s.f. space (7000sf office, 10,000sf showroom, 15,700sf warehouse) for manufacturer of conveyor systems and associated spare parts for food and chemical industries, space utilized for office functions, warehousing and light manufacturing - 25 employees, one shift - hours of operation: 6am-5pm M-Th, 6am-2:30pm F, closed Sat & Sun - overnight parking of 2 vehicles, 2018 Ford F-250 pick up & 2020 Nissan NV Cargo van - no sign requested