

MONTVILLE TOWNSHIP PLANNING BOARD

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY FEBRUARY 23, 2017

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

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| Mr. Gary Lewis | Mr. Adam Adrignolo |
| Mr. Arthur Maggio | Dr. Lawrence Kornreich - Environmental Commission |
| Mayor James Sandham Jr. | Mr. John Visco |
| Committeeman Rich Conklin | Mr. Paul Mudd |
| Mr. Tim Braden | Mr. Russell Lipari (alt#1) |
| | Mr. Nicholas Agnoli (alt#2) |

Also present:

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| Board Attorney: | Michael Carroll, Esq. |
| Board Engineer: | Stanley Omland, PE - Bowman Engineering |
| Board Planner: | Joseph Burgis, PP, AICP - Burgis Associates |
| 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, Mr. Mudd (Alternate)
Design Review Committee	Tim Braden
Site Plan/Subdivision Committee	John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee	Jim Sandham, Gary Lewis
Open Space Committee	Paul Mudd
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)

Invoice Review	Tim Braden, Adam Adrignolo
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SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

Appointment of Acting Board Secretary

PUBLIC DISCUSSION

PLANNING BUSINESS

PC16-30 DRA 350 Main – 350 Main Rd – B: 57.01, L: 6 – draft ordinance

WAIVERS

PMISC17-04 Once N Again – 446 Route 202 – B: 39.11, L:78.02; 2,800 s.f. retail for consignment shop – hours of operation: 9am-5pm M, W, F, Sat, 9am-9pm T & Th, 9am-2pm Sun – 2 employees – wall-mounted sign requested – overnight parking not indicated

PMISC17-05 Montville Dental – 350 Main Rd – B: 57.01, L: 6 – 1,800 s.f. dentist office – hours of operation M (9am-6pm); T (10am-7pm); TH (8am-5pm); F (9am-5pm) – 4 employees – tenant name on existing monument sign

PMISC17-06 – Alvogen (Norwich Clinical Services) – 10 Bloomfield Ave Bldg B – B: 160.1, L: 10 - 5,412 s.f. office for call center for pharmaceutical company – 16 employees – hours of operation 8am-6pm M-F – no additional signage requested

INVOICES

Michael Carroll, Esq – Trust for: \$33.75 (Schoolhouse); \$1,046.25 (Trax); \$1,282.50 (Van Schaik); \$810 (Living Water Tabernacle); \$67.50 (44 Hillcrest); \$33.75 (Addie Gray); \$33.75 (Chabad); \$33.75 (Unilever); \$33.75 (Jo-El); \$101.25 (Torch); \$67.50 (Pinto)

CARRIED FROM 2/9/17:

Bowman Consulting – Trust for: \$602.50 (Evangelical Mission); \$315.89 (44 Hillcrest); \$135 (Jo-El); \$212.50 (K&K Windsor); \$465 (LWT); \$968.75 (Montville Residency); \$758.75 (Montville Residency) ; \$77.50 (Montville Residency); \$405 (PBNJ); \$67.50 (Pinto); \$371.25 (Schoolhouse Plaza); \$632.50 (Trax); \$351.25 (Tre Femme); \$598.75 (Woodland Properties); \$426.25 (Unilever)

Burgis Associates – Trust for: \$438.75 (Torch); \$1,231.25 (LWT); \$1,353.75 (DRA 350 Main); \$202.50 (44 Hillcrest); \$842.50 (Montville Residency); \$101.25 (Montville Residency); \$202.50 (Evangelical Mission); \$67.50 (CH Properties); \$101.25 (Avallon)

Dorsey & Semrau – Trust for: \$440 (Montville Residency)

Michael Carroll, Esq – Trust for \$67.50 (Joshi); \$33.75 (Schoolhouse Plaza); \$67.50 (PBNJ); \$33.75 (Jo-El); \$67.50 (Woodland Properties); \$33.75 (Unilever); \$33.75 (Van Schaik); \$1,383.75 (LWT); \$67.50 (Tre Femme); \$135 (Montville Residency); \$303.75 (44 Hillcrest); \$33.75 (Evangelical Mission); \$67.50 (Trax)

RESOLUTIONS

PSPP/FC16-02 Van Schaik – 640 Rt 202 – B: 40, L: 51 – preliminary/final site plan with variances – Approved 1/26/17

PMS/C16-28 Trax Car Wash – 8 Rt. 46 – B: 162, L: 3 – minor site plan with variances – Approved 1/26/17

MINUTES

Minutes of 1/26/17 Eligible: R. Conklin, A. Adrignolo, A. Maggio, N. Agnoli, L. Kornreich, J. Visco, P. Mudd, R. Lipari & G. Lewis

Minutes of 2/9/17 Eligible:

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

*****PSPP/FSP16-23/PSOIL16-24 – PBNJ (Wawa)** – 16 Rt. 46 – B: 162, L: 7 – preliminary/final site plan with variances

ACT BY: 3/31/17

*****RESCHEDULED TO 3/9/17 NOTICE REQUIRED**

PSPP/FC16-26/PSOIL16-27 Schoolhouse Plaza – 112 Main Rd – B: 56, L:10 – preliminary/final site plan with variances and soil movement – Notice Acceptable.

ACT BY: 4/18/17

PSOIL16-29 Unilever – 3 Taylortown Rd – B: 46, L:1 – soil movement – notice acceptable

CORRESPONDENCE / EXTENSIONS / DISMISSALS

Zone Change Request - Referral from Township Committee – Towaco Station/Shops on Main LLC & Shops on Main II, LLC, Block 40, Lots 48 and 49, TC-1 Zone

CONCEPTS

CLOSED SESSION

ADJOURNMENT