

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

VIRTUALLY

**AGENDA OF THURSDAY APRIL 8, 2021**

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please mute your computers/phones until it is time for you to speak. Thank you.

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=ma802ffe4b792775de3cb3419345a9d56>

Meeting number: 132 434 8416

Password: 6wpNSuURe48 (69767887 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 434 8416

Meeting materials will be posted online and can be obtained via:

<https://drive.google.com/drive/folders/1h8m9DzrSLE-2fL5gBhbv98x2xeUILCSW?usp=sharing>

**ANYONE INTENDING TO PRESENT TESTIMONY MUST TEST THEIR AUDIO AND VIDEO CAPABILITY PRIOR TO THE MEETING**

**ROLL CALL**

Mr. Gary Lewis

Mr. Arthur Maggio

Committeeman Richard Conklin

Mayor Frank Cooney

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm - AE

Mr. Russell Lipari

Mr. Nicholas Agnoli

Mr. Pane Repic (alt#1)

Ms. Christine Fano (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.

**COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN**

Board of Adjustment - Gary Lewis  
Board of Health - Russ Lipari  
Environmental Commission - Larry Kornreich  
Water & Sewer - Art Maggio  
Historic Preservation Review Commission - Adam Adrignolo  
Design Review Committee - Tim Braden  
Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli  
Economic Development Committee - Mayor Cooney  
Open Space Committee - Nick Agnoli; Pane Repic (Alternate)  
Master Plan - Gary Lewis, Russ Lipari, Adam Adrignolo  
Fire Districts - Richard Conklin (Towaco); Art Maggio (Montville); Tim Braden (Pine Brook)  
Township Committee Mayor Report - Mayor Cooney

### **SWEARING IN OF PROFESSIONALS**

### **SECRETARY'S REPORT**

### **BOARD DISCUSSION**

### **PUBLIC DISCUSSION**

### **PLANNING BUSINESS**

### **WAIVERS**

**PMISC21-11 Adams Health Services LLC** - 101 Route 46 East, Building 14, Unit 130 - BL: 181, L: .1 - 2,130 s.f. (1,724 sf office/ 406 sf warehouse) space for medical clinic internal medicine and medical billings – 6 employees working 2 shifts - hours of operation: 8am – 11pm, M-Sat, closed Sundays - no truck activity, no overnight parking of vehicles – no signage requested at this time, will provide in the future

### **INVOICES**

### **RESOLUTIONS**

### **MINUTES**

Planning Board Minutes of February 25, 2021 – Eligible: Adrignolo, Agnoli, Kornreich, Repic, Maggio

### **LOI/DEP NOTIFICATIONS**

### **LEGAL/LEGISLATIVE UPDATES**

### **OLD BUSINESS**

### **NEW BUSINESS**

**PMS/C20-11– Four-Eight Main, LLC**– 4 Main Rd & 8 Main Rd – B: 45, L: 9 & 10 – minor site plan with variances for upgrade to existing restaurant - Notice Acceptable ACT BY: 6/3/21

**\*\*PSPP/FC/PSOIL21-0 – Catbridge Machinery** – 115 Main Rd – B: 51, L: 28.01 – pre/final site plan /soil movement/variances for addition to existing building – carried with notice from 3/25/21 ACT BY: 5/3/21

**\*\*CARRIED WITH NOTICE TO SPECIAL MEETING 4/29/21**

**\*\*PSPP/F/C/PSOIL20-15– Sea Breeze – 441 Main Rd – B: 81, L: 4 - Prelin/Final site plan with variances for addition to existing commercial building.**

**ACT BY: 6/16/21**

**\*\*RESCHEDULED TO 5/13/21 AT APPLICANT'S REQUEST**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**