

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

VIRTUALLY

AGENDA OF THURSDAY May 13, 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=mf2d77a54bfe48d4b900c0802ffcc2e4e>

Meeting number: 132 529 2570

Password: qHe3JaeM3g4 (74335236 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 529 2570

Meeting materials will be posted online and can be obtained

https://drive.google.com/drive/folders/1Ffg_wK46NjBvkCzxm1NTFTxfA7whZEO?usp=sharing

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

ROLL CALL

Mr. Gary Lewis - AE

Mr. Arthur Maggio

Committeeman Richard Conklin

Mayor Frank Cooney

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm

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

PMISC21-12 Mech Masters Inc./Command Realty Inc./Ener-G Electric Inc. - 160 Main Road, Route 202 - BL: 56, L: 14 - 1900 +/- sf, office space for 3 separate businesses of 1 owner – 1 FT, 3 PT employees - hours of operation: 8:00 am – 6:30 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – signage per graphic provided

PMISC21-13 Elegant Affairs Inc. - 43 Route 46, Suites 707-709 - BL: 183, L: 6 - 14,705sf (3,357sf office/11,348sf warehouse) office space for client showroom and warehouse space to prepare props, produce floral pieces and store design props - 20 employees - hours of operation: 8:00am - 5:00pm M-F; 9:00am - 5:00pm Sat; closed Sun - truck activity to be in accordance with ordinance 230-156 and overnight truck parking to be in accordance with ordinance 230-205 – signage in accordance with complex theme

PMISC21-15 Revolve Capital - 115 Horseneck Road - BL: 139.3, L: 7.3 - 950 sf space for real estate and finance office – 2 employees - hours of operation: 9:00 am – 5:00 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – signage in accordance with graphic provided

INVOICES

RESOLUTIONS

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 – Approved – Eligible: Conklin, Braden, Maggio, Kornreich, Lipari, Cooney, Agnoli, Repic, Lewis

PSPP/FC/PSOIL21-01 – Catbridge Machinery – 115 Main Rd – B: 51, L: 28.01 – pre/final site plan /soil movement/variances for addition to existing building – Approved – Eligible: Conklin, Cooney, Braden, Adrignolo, Lipari, Agnoli, Lewis

MINUTES

Planning Board minutes of March 25, 2021 – Eligible: Maggio, Conklin, Cooney, Braden, Adrignolo, Lipari, Repic, Fano, Lewis

Planning Board Minutes of April 8, 2021 – Eligible: Conklin, Braden, Maggio, Kornreich, Lipari, Cooney, Agnoli, Repic, Fano, Lewis

Planning Board Minutes of April 22, 2021 – Eligible: Adrignolo, Kornreich, Agnoli, Repic, Maggio

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

****PSPP/FC19-19 – RWB Developments (Quick on the Way) – 26 Route 46 – B: 176, L: 2 –pre/final site plan with variances for gas station/convenience store – Carried with notice from 3/25/21 – Eligible: Maggio, Conklin, Cooney, Braden, Kornreichⁱ, Adrignolo, Lipari, Repic, Fano, Lewis**

ACT BY: 6/30/21

**** Applicant requested to be carried with notice preserved to 6/24/21**

NEW BUSINESS

PSPP/F/C/PSOIL20-15– Sea Breeze – 441 Main Rd – B: 81, L: 4 – pre/final site plan with variances and soil movement for addition to existing commercial building – Notice Acceptable

ACT BY: 6/16/21

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT

ⁱ Certified to 3/25/21 meeting