

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

VIRTUALLY

AGENDA OF THURSDAY June 24, 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=m915f1c32012bb105ef62ede6c89290d5>

Meeting number: 132 911 6266

Password: W3TmNnPJD24 (93866675 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 911 6266

Meeting materials will be posted online and can be obtained

https://drive.google.com/drive/folders/1a02-cO8Qld2i30Wa6OfueXX_PooFMuRD?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

Mr. Russell Lipari - AE

Mr. Nicholas Agnoli - AE

Mr. Pane Repic (alt#1) - AE

Ms. Christine Fano (alt#2) - AE

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.

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

****Public Hearing - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing**

**** Rescheduled to July 22, 2021**

Amended Professional Services Agreement Burgis Associates, Planning Board Consultant Services for Litigation not to exceed an additional \$5,500 (\$5,000 previously granted for a total of \$10,500 overall) original services agreement \$9,500 (\$1,000 Consultant, \$5,000 Litigation, \$3,500 Zoning Ordinance Changes) Revised total \$15,000 PO#21-00254 – 1-01-21-180-221

WAIVERS

PMISC21-24 US Taxes Inc. d/b/a Advanced Taxes - 322 Changebridge Road - BL: 156, L: 32.2 - 1,250 sf office space for accounting practice – 3 employees - hours of operation: 9:00 am – 5:00 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – replace existing signage with new tenant name

PMISC21-25 Alued, LLC – 321 Changebridge Road, Unit 301 & 303 – BL: 160.2, L: 18 - 11,233 sf space (800 sf office, 9500 sf warehouse, 1000 sf utility room) for internet only retail business selling miscellaneous items – 5 employees - hours of operation: 9:00 am–5:00 pm, M-F, 9:00 am–3:00 pm Sat, closed Sundays - 1 passenger van parked overnight – signage in accordance with RBR Investment Company complex theme

INVOICES

Burgis Associates - Trust for: \$1,350.00 (Catbridge); \$37.50 (Diversified); \$862.50 (Four-Eight Main); \$2,400.00 (Juve Group), \$1,050.00 (Juve Group); \$300.00 (KeKon); \$937.50 (MUR Avalon); \$37.50 (Millcreek); \$337.50 (Papertec); \$375.00 (PBNJ Wawa); \$2,512.50 (Sterling); \$600.00 (Towaco Station)

MP Carroll – Trust for: \$450.00 (Catbridge); \$75.00 (D'Agosto); \$675.00 (Four-Eight Main); \$600.00 (Juve); \$37.50 (MUR Avalon); \$600.00 (RWB); \$1,500.00 (SeaBreeze); \$75.00 (Signature); \$37.50 (Sterling);

Dorsey & Semrau – Trust for: \$108.50 (Juve Group); \$527.00 (KeKon); \$31.00 (MUR Avalon); \$810.00 (Paul Miller); \$155.00 (Sterling)

Omland Associates – Trust for: \$116.25 (Catbridge); \$503.75 (D'Agosto); \$116.25 (Four-Eight Main); \$542.50 (Juve); \$426.25 (MUR Avalon); \$426.25 (SeaBreeze); \$232.50 (Sterling)

RESOLUTIONS

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- Approved – Eligible: Lipari, Cooney, Agnoli, Braden, Repic, Adrignolo, Kornreich, Fano, Maggio

MINUTES

Planning Board minutes of May 13, 2021 – Eligible: Lipari, Agnoli, Adrignolo, Cooney, Braden, Repic, Kornreich, Fano, Maggio

Master Plan Subcommittee meeting 5/27/21 – Eligible: Lipari, Adrignolo, Lewis

Waiver Subcommittee minutes of 6/10/21 – Eligible: Maggio, Lipari, Braden

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, Kornreich¹, Adrignolo, Lipari, Repic, Fano, Lewis**

ACT BY: 8/31/21

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 8/26/21**

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

Discussion re: Personnel

ADJOURNMENT

¹ Certified to 3/25/21 & meeting