

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

195 Changebridge Road

AGENDA OF THURSDAY July 22, 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.

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

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 – Attendance not required

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 8/26/21 HEARING**

WAIVERS

PMISC21-27 Seymour’s Café – 191 Changebridge Road (1 John Henry Drive) – BL: 135, L: 5 - 2400 sf space café selling coffee, bagels, sandwiches, drinks, smoothies, etc. – 6 employees - hours of operation: 6:00 am–5:00 pm, M-F, 7:00 am–3:00 pm Sat, closed Sundays - no overnight parking of commercial vehicles – signage per graphics provided

PMISC21-29 - Community Supports Network LLC – 170 Changebridge Road, Units A4-2 & A4-4 – BL: 139.12, L: L:1.42 & 1.44 – 2,880 sf space (office) - administrative offices for a company that provides services to adults with developmental disabilities; no clients visiting site, administrative staff only – 12 employees – hours of operation: 9:00 am -4:30 pm M-F, closed Sat & Sun – no overnight parking of vehicles – signage in accordance with complex theme

PMISC21-30 - Mortgage Unlimited LLC – 170 Changebridge Road, Unit B3-1 – BL: 139.12, L: 2.31 –1,440 sf (office) - office space for NJ licensed residential mortgage lender – 3 employees – hours of operation: 9:00 am -5:00 pm M-F, closed Sat & Sun – no overnight parking of vehicles – signage in accordance with complex theme

INVOICES

Burgis Associates - O/E: \$2,962.50 (Alpine Lit March 2021) **Trust for:** \$187.50 (Catbridge); \$75.00 (D’Agosto); \$412.50 (Four-Eight Main); \$862.50 (Juve); \$3,525.00 (KeKon); \$1,012.50 (Millcreek); \$1,125.00 (SeaBreeze); \$37.50 (Signature); \$337.50 (Sterling)

MP Carroll – Trust for: \$37.50 (Catbridge); \$37.50 (D’Agosto); \$37.50 (Four-Eight Main); \$412.50 (Juve); \$112.50 (Int’l Motor); \$75.00 (MUR Avalon); \$187.50 (PBNJ Wawa); \$37.50 (RWB); \$450.00 (SeaBreeze); \$75.00 (Signature); \$112.50 (Sterling);

Dorsey & Semrau – Trust for: \$604.50 (Juve Group); \$124.00 (KeKon); \$2,025.00 (Paul Miller);

Omland Associates – Trust for: \$426.25 (D’Agosto); \$542.50 (MUR Avalon); \$503.75 (CUR Millcreek); \$271.25 (Papertec); \$581.25 (PBNJ Wawa); \$503.75 (Signature); \$503.75 (Sterling)

RESOLUTIONS

MINUTES

Planning Board minutes of 6/24/21 – Eligible: Conklin, Adrignolo, Braden, Kornreich, Lewis

Closed Session minutes of 6/24/21 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Agnoli, Lewis

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

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

****PSPP/FC19-13-21-03– Montville 340 Changebridge Urban Renewal Signage (Millcreek) – 340
Changebridge Road – B: 159, L: 5.01; AHR-2 – Notice Acceptable ACT BY: 10/12/21**

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO: 8/12/21**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

Pending Litigation

ADJOURNMENT