

## **MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

195 Changebridge Rd

### **AGENDA OF THURSDAY SEPTEMBER 9, 2021**

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please mute your phones. Thank you.

#### **ROLL CALL**

Mr. Gary Lewis

Mr. Arthur Maggio

Committeeman Richard Conklin

Mayor Frank Cooney

Mr. Tim Braden - AE

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: Jamie Giurintano, 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**

Certificate of Appropriateness - 228 Main Rd Montville Block 56 Lot 21 (Barmore house) -Roofing and painting of barn, addition of solar panels to barn roof

## **WAIVERS**

**PMISC21-33 – Maysaa LLC** – 26 Chapin Road, Unit 1110 – BL: 183, L: 7.1 – 5,328 sf space (2,553 sf office/2,775 sf warehouse) for a business to store women's clothing and to fulfill online orders (pick and pack operation) – 3 to 4 employees – hours of operation: 8:00 am- 5:00 pm, M-F, closed Sat & Sun - no overnight parking of vehicles – signage in accordance with complex theme

## **INVOICES**

## **RESOLUTIONS**

**PEXT21-09 AKR** - 34 Abbott Rd – B: 39.06; L: 99.03 – request for extension of approvals to 9/12/22 – Granted – Eligible: Maggio, Conklin, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Fano, Lewis

**PSPP/FC19-13-21-03– Montville 340 Changebridge Urban Renewal Signage (Millcreek)** – 340 Changebridge Road – B: 159, L: 5.01; AHR-2 – Eligible: Conklin, Adrignolo, Cooney, Maggio, Lewis

## **MINUTES**

## **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, Kornreich, Adrignolo, Lipari, Repic, Fano, Lewis

ACT BY: 9/30/21

## **NEW BUSINESS**

**PMS21-07 RD America 2021** – 21 Rt. 46 - B: 182, L: 4 – minor site plan alcove enclosures

ACT BY: 9/25/21

**\*\*PSPP/FC/PSOIL21-02 – Sterling Montville** – 128; 142-142A; 150 Main Rd – B: 56, L: 6.02; 12, 12.01; 13 – pre/final site plan with variances/soil movement for 178 units including 36 affordable units

ACT BY: 11/4/21

**\*\*APPLICANT REQUESTED TO BE RESCHEDULED TO 10/14/21**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**

---

<sup>1</sup> Certified to 3/25/21 & meeting