

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY SEPTEMBER 24, 2020

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please turn off all cell phones during the proceedings. Thank you.

The meeting will be conducted using the Webex operating system. To join the hearing via smart phone, computer or tablet, use the following web address

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m5651d531c74a4737bae1dbf87ccc621a>

Meeting number: 132 753 9324

Password pkYmfDmH354 (75963364 from phones and video systems)

You do not need a computer join, you can use your landline or cell phone to call in.

+1-415-655-0001 US Toll

Access code: 132 753 9324

For the 9/24/2020 Planning Board Meeting documentation use the link below:

https://drive.google.com/drive/folders/1HN1qaN_Li1dLDELQatn-y_D5jmgyOuMl?usp=sharing

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. John Visco

Mr. Russell Lipari

Mr. Nicholas Agnoli (alt#1)

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

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Presentation and possible referral for of service station ordinance

WAIVERS

PMISC20-30 – Clarion Pell LLC – 9 Mars Court, Unit 9-1 & 9-3 – BL: 3, L: 38.8 – 3,802 sf (800 sf office & 3002 sf warehouse) space for jewelry merchandiser distribution center (QVC, etc.) – Hours of operation: 8:00am-5:00pm M-F, closed Sat. & Sun. – 6 employees – no overnight parking of vehicles – signage limited to lettering on door

INVOICES

Burgis Associates – O/E for: \$112.50 (June Board Business); **Trust for:** \$487.50 (Alpine); \$225.00 (Cook); \$262.50 (D’Agosto); \$300.00 (Montville Precision Alignment); \$37.50 (Papertec); \$225.00 (Paul Miller Redevelopment); \$1,012.50 (Saddleback Realty); \$487.50 (Towaco Station Change in Condition)

Michael Patrick Carrol Esq. – O/E for: \$612.50 (PBNJ Lit June);

Dorsey & Semrau, LLC – Trust for: \$229.50 (Roome Road); \$168.30 (29-46 LLC);

Omland Associates – O/E for: \$232.50 (July Board Business); **Trust for:** \$232.50 (Cook); \$503.75 (Papertec); \$775.00 (Saddleback Realty); \$232.50 (Towaco Station)

RESOLUTIONS

PMS/C20-05– Saddleback Realty II 25 Riverside Dr – B: 182, L: 7 – minor site plan with variances – Approved – Eligible: Conklin, Adrignolo, Maggio, Agnoli, Visco, Repic

MINUTES

Masterplan Subcommittee minutes of 8/27/20 – Eligible: Adrignolo, Visco, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSP/FC/PSOIL20-04 (ref 78-64 Web Industries)– Papertec – 5 Mars Ct – B: 3, L: 38.05 – amended pre/final site plan for addition to existing building Notice Acceptable ACT BY: 12/22/20

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT