

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY OCTOBER 11, 2018

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.

ROLL CALL

Mr. Gary Lewis	Mr. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm - AE
Mayor Richard Conklin	Mr. John Visco
Committeeman Rich Cook	Mr. Russell Lipari - AE
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. James Sandham (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Stanley Omland, PE - Omland Associates
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; Rich Cook (Alternate)
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; James Sandham (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 Conklin

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

WAIVERS:

PMISC18-40 – NRK of New Jersey Inc/Prominent Properties of Sotheby’s Int’l Realty – 670 Main Road, Montville – BL: 40, L: 33.2 - 3000 sf space for real estate office - maximum 20 employees – hours of operation: 9 am -5 pm, 7 days – no overnight parking of vehicles – signage as per illustrations provided

PMISC18-41 – Garden State Dermatology LLC – 150 River Road, Unit A2, Montville – BL: 123.01, L:1.2 – 1,567 sf space for dermatology clinic offering medical, surgical, pediatric and cosmetic dermatological services – 3 employees – hours of operation: 10 am – 6pm , M-Sat - no overnight parking of vehicles –signage in compliance with Montville Office Park association requirements

PMISC18-42 – My Private Spa – 8 Whitehall Road, Unit 100, Towaco – BL: 96, L:38A - 850 sf space for nail salon and spa offering manicures, pedicures, waxing, facial and blow dries – 2/3 employees, (max 6) – hours of operation: 8am-8pm M-W; 8am-7pm Th-Sat; 9:30am-5pm Sun - no overnight parking of vehicles –replace existing sign with new tenant name in compliance with Towaco Crossing LLC requirements

PMISC18-43 – Evergren Location Services LLC - 337 Changebridge Road, Pine Brook – BL:160.2, L:24 – 3000 sf space for real estate office - 4 employees – hours of operation: 9am-5pm, M-F – no overnight parking of vehicles – replace existing signage with new tenant name as per illustrations provided

PMISC18-44 – Winebow Inc. – 30 Hook Mountain Road, Unit 201, Pine Brook – 37,570 sf space (20,137 sf office/17,433 sf warehouse) for storage of imported wines and spirits – 2 employees - hours of operation: 8am-5pm, M-F – no overnight parking of vehicles - signage as per approved theme for First Industrial

PMISC18-45 – ITC Service Group Acquisition – 30 Chapin Road, Unit 1203, Pine Brook – BL:183, L:7.1 – 5,500 sf space (2,282 office/3,218 warehouse) for installation and maintenance of telecommunications equipment and associated storage of equipment – 20 employees - hours of operation: 5am-7pm, M-F with occasional Saturdays — overnight parking of approximately 12 company vehicles (small contractor vans and pick up trucks) - signage as per approved theme for First Industrial

PMISC18-46 – Enabled Media LLC – 390 Route 202, Montville, - BL: 58, L:1.1 – 2, 150 sf office space for full-service digital marketing agency - 9 employees – hours of operation: 7am-7pm, M-S; 9am-12pm Sun – no overnight parking of vehicles – signage as per illustrations provided

INVOICES

Dorsey & Semrau - Trust for: \$90 (K&K Windsor); \$210 (Towaco Station)

MP Carroll – Trust for: \$67.50 (Cocomello Lucin); \$67.50 (Cottrell); \$67.50 (Daughtry); \$67.50 (DLS); \$33.75 (Rails); \$33.75 (DRA 350 Main); \$33.75 (Towaco Station); \$135 (29-46 East LLC 2018)

Omland Associates – Trust for: \$503.75 (Cottrell); \$116.25 (Rails); \$387.50 (Towaco Station); \$1,240 (29-46 East LLC 2018)

RESOLUTIONS

MINUTES

Master Plan Subcommittee minutes of 9/13/18 – Eligible: Mr. Visco, Mr. Adrignolo, Mr. Lipari, Chairman Lewis

Planning Board minutes of 9/13/18 – Eligible: – Mayor Conklin; Mr. Visco; Mr. Braden; Mr. Adrignolo; Dr. Kornreich; Mr. Visco; Mr. Lipari; Mr. Agnoli; Mr. Sandham; Chairman Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

NEW BUSINESS

****PSPP/F/C18-06 – Prince Sterilization Services** – 57 Route 46 – B: 183, L: 2 – preliminary/final site plan with variances – rescheduled from 9/13/18 – Notice Acceptable ACT BY: 11/30/18

*Carry with notice preserved to 10/25/18

OLD BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

****PC18-08 (Ref. PMSP/F98-14)** Cotterell, Charles – 9 Habberstad Ct. BL: 3, L: 59.03 – request for change in condition of the resolution

**Carry with notice to 10/25/18

PEXT18-14- DRA 350 Main Rd – 350 Main Rd – B: 57.01, L: 6 – request for a 6 months extension on the minor subdivision approval to March 22, 2019.

CONCEPTS

CLOSED SESSION

ADJOURNMENT