

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 14, 2021

No New Business to be Conducted Past 10:00PM

Meeting Information

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m798edee872807af1ac6fe439afb9ded9>

Meeting number: 132 650 0543

Password: CbaX4emVB63 (22294368 from phones and video systems)

Join by phone

+1-415-655-0001 US Toll - Access code: 132 650 0543

For the 1/14/2021 Planning Board Meeting documentation use the link below:

<https://drive.google.com/drive/folders/1zx2twhPcHzTkiTh-1WfD6M3zcE2hfPdN?usp=sharing>

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. 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)

VACANCY (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.

REORGANIZATION

- Appointment of Temporary Chairman
- Appointment of Chairman
- Appointment of Vice Chairman
- Appointment of Planning Board Secretary

- Appointment of Recording Secretary
- Designation of Meeting Time - 7:30PM - & Meeting Dates

2021- Hearing Dates

The Meeting Dates to be held virtually or in person are as follows:

- | | |
|-------------------|-----------------------------|
| January 14, 2021 | July 8, 2021 |
| January 28, 2021 | July 22, 2021 |
| February 11, 2021 | August 12, 2021 |
| February 25, 2021 | August 26, 2021 |
| March 11, 2021 | September 9, 2021 |
| March 25, 2021 | September 23, 2021 |
| April 8, 2021 | October 14, 2021 |
| April 22, 2021 | October 28, 2021 |
| May 13, 2021 | November 1, 2021* (Monday) |
| May 27, 2021 | November 22, 2021* (Monday) |
| June 10, 2021 | December 9, 2021 |
| June 24, 2021 | January 13, 2022 |

*Changed due to holiday

Meeting Place 195 Changebridge Rd., Montville or virtually

Designation of Official Newspaper for Legal Ads

The Daily Record, The Citizen, and the Star Ledger (for publication purposes)

2021 Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement
 - Michael Carroll, Esq., Law Offices
- Appointment of Board Planner & Execution of Professional Services Agreement
 - Joseph Burgis, AICP, PP, Burgis Associates
- Appointment of Board Engineer & Execution of Professional Services Agreement
 - Stan Omland, PE – Omland Engineering
- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement
 - Paul W. Ferriero, PE, PP, CME, CFM, LEED AP - Ferriero Engineering, Inc.

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

Resolution adopting 2021 Spending Plan

Draft 2020 Annual Report

WAIVERS

PMISC20-37 – Guardian Recovery Network – 53 Indian Lane East – BL: 32, L: 24.01 – 11,000 sf space for in-patient medical withdrawal management facility – 36-42 employees, 3 shifts, min 8 to max. 16 employees per shift - hours of operation: 24 hours/day, seven days/week – no overnight parking of vehicles (excluding employee vehicles) – no signage requested at this time

PMISC20-40 – United Refrigeration Inc. – 16 Chapin Road, Unit 905 & 906 – BL: 183, L:7.2 - 11,735 sf space (4418 sf office/7317 sf warehouse) - current tenant of 30 Chapin expanding distribution business of HVAC & refrigeration supplies, part, equipment & ancillary showroom for wholesale sales – 5 employees, 1 shift - hours of operation: 7:30 am-5:00 pm M-F – 3-5 UPS/Fed X deliveries daily, overnight parking 1 company vehicle, Ford F450 w/rack body – signage in accordance with complex theme and graphic provided

PMISC21-01 – BRII East Inc. – 11 Chapin Road, Unit D – BL: 182, L: 6 – 13,481 sf space (3088 sf office/10,393 warehouse) – business is high-end logistics and final leg furniture delivery company – 15 employees total, 8 FT in warehouse, 7 field installers - hours of operation: 8:00 am-6:00 pm M-F – UPS and FedX deliveries daily -- 3 vehicles parked overnight, single axle, 13’-16’ company box trucks – no signage requested at this time

INVOICES

Burgis Associates- Trust for: \$712.50 (Papertec)

MP Carroll – Trust for: \$150.00 (Cook); \$225.00 (D’Agosto); \$75.00 (Montville 340 Millcreek); \$75.00 (Seabreeze)

Dorsey & Semrau- Trust for: \$1,530.00 (Montville 340 Millcreek); \$306.00 (Parklane); \$225.00 (Paul Miller Redevelopment)

Omland Associates - Trust for: \$38.75 (AKR); \$116.25 (Cook); \$581.25 (D'Agosto); \$155.00 (Juve); \$77.50 (Montville Urban Renewal Avalon); \$3,061.25 (Millcreek)

RESOLUTIONS

PSPP/FC20-08– D'Agosto Landscaping – 4 Skyline Dr – B: 52, L: 36 – Pre/final site plan Landscaping company and single family residence – Approved – Eligible: Conklin, Braden, Adrignolo, Cooney, Kornreich, Lipari, Agnoli, Repic, Lewis

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

****PSOIL20-14 – Ahmadi** – 10 Old Ln – B: 21.01, L: 35.04 – soil movement application - Highlands received

**** APPLICANT REQUESTED TO BE CARRIED WITH 200' NOTICE PRESERVED AND NEWSPAPER NOTICE REQUIRED TO 1/28/21**

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT