

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

195 Changebridge Rd

AGENDA OF THURSDAY OCTOBER 14, 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. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari
Mayor Frank Cooney	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Ms. Christine Fano (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Paul Ferriero, 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

WAIVERS

INVOICES

MP Carroll - O/E: \$453.75 (Alpine Lit Aug 2021);

RESOLUTIONS

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 – Approved – Eligible: Maggio, Conklin, Cooney, Kornreich, Adrignolo, Lipari, Repic, Fano, Lewis

PMS21-07 RD America 2021 – 21 Rt. 46 - B: 182, L: 4 – minor site plan alcove enclosures – Approved – Eligible: Maggio, Conklin, Cooney, Kornreich, Adrignolo, Lipari, Repic, Fano, Lewis

MINUTES

Minutes of Planning Board September 9, 2021 – Eligible: Maggio, Conklin, Cooney, Adrignolo, Kornreich, Lipari, Repic, Fano, Lewis

Minutes of the Planning Board Subcommittee October 1, 2021 – Eligible: Agnoli, Lipari, Maggio

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

****PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 87, L: 1**

****Carried with notice to 10/28/21**

NEW BUSINESS

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

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

Discussion re: Board Professionals.

ADJOURNMENT