

**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) - AE

*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**

Updates to the Electric Vehicle ordinance

## **WAIVERS**

## **INVOICES**

**Bowman – Trust for:** \$720.00 (Four-Eight Main); \$450.00 (Galizia); \$420.00 (Int'l Motor Controls); \$427.50 (Kearfott); \$465.00 (Montville Gas); \$150.00 (RD America); \$712.50 (RWB)

**Burgis Associates - Trust for:** \$300.00 (AKR); \$337.50 (Catbridge), \$75.00 (Catbridge); \$937.50 (Galizia), \$562.50 (Galizia); \$487.50 (Juve), \$900.00 (Juve); \$1,425 (Int'l Motor Controls); \$900.00 (KeKon), \$300.00 (KeKon); \$1,987.50 (Marotta); \$37.50 (Montville Gas); \$412.50 (340 CUR Millcreeek), \$487.50 (340 CUR Millcreeek); \$4,162.50 (Paul Miller); \$1,537.50 (PBNJ Wawa), \$450.00 (PBNJ Wawa); \$750.00 (RD America); \$412.50 (Sea Breeze); \$900.00 (Sterling)

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

**Dorsey & Semrau – Trust:** \$93.00 (Juve), \$77.50 (Kekon); \$93.00 (MUR Avalon); \$1,575.00 (Paul Miller); \$62.00 (29-46 LLC)

**Omland Associates – Trust for:** \$348.75 (Catbridge); \$697.50 (MUR Avalon); \$891.25 (PBNJ Wawa); \$503.75 (Sea Breeze)

## **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 Planning Board September 23, 2021 – Eligible: Maggio, Conklin, Cooney, Braden, Repic, Fano

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 – Notice Acceptable

ACT BY: 11/4/21

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**CLOSED SESSION**

Discussion re: Board Professionals.

**ADJOURNMENT**