

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, February 11, 2016

Chairman Lewis called the meeting to order at 7:30p.m. and welcomed everyone to the Montville Township Planning Board hearing and asked everyone to turn off their cell phones. Ms. Kehoe took the roll call.

ROLL CALL

PRESENT R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook,
L. Kornreich, P. Mudd & G. Lewis

ABSENT EXCUSED J. Visco

ABSENT L. Tobias

ALSO PRESENT R. Conklin (Secretary) & K. Kehoe (Recording Secretary)

PROFESSIONAL EXCUSED J. Burgis (Board Planner), C. Thomas for S. Omland (Board Engineer)
& M. Carroll (Board Attorney)

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.

ANNOUNCEMENTS

Chairman Lewis announced that the following application was postponed until the February 25th meeting.

****PMSP/FC15-10– Daughtry, Arthur** -60 Horseneck Rd– B: 125.07, L: 28 – preliminary/final
subdivision with variances Notice Acceptable ACT BY: 5/20/16

****Carried with notice preserved to 2/25/16**

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo reported that they had their meeting 2/3. Mr. Marinello was appointed as their Chairman and 2 applications were heard including Windsor Drive and the Towaco Station matter. The Towaco application involved additional testimony and will be continued at the April 6th meeting.

Board of Health – Mr. Tobias was absent.

Environmental Commission – Dr. Kornreich reported that had their reorganization meeting. There are 2 new members. They discussed their Arbor Day and Recycling Events, poster contest and student association.

Water & Sewer – Mr. Maggio had previously emailed his report and there was nothing new to report.

Historic Preservation Commission – Mr. Cook reported that they held their reorganization meeting. They discussed their 150th celebration event and established committees.

Design Review Committee – Mr. Braden said they met on December 9th and there was no Planning Board business on the agenda.

Site Plan/Subdivision Committee – Mr. Maggio said the meeting was canceled.

Economic Development Committee – Mr. Sandham said he missed the last meeting, but will get a recap to report at the next meeting.

Open Space Committee – Mr. Mudd had no report.

Master Plan – Mr. Lewis had no report.

Highlands Legislation Review Committee – Mr. Lewis had no report.

Fire Districts – Tim Braden (Pine Brook) had no report, Mr. Maggio (Montville) had no report, and Deputy Mayor Conklin (Towaco) had no report.

Invoice Review Committee – To be discussed during invoice approvals if necessary.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in the professionals.

SECRETARY'S REPORT

Secretary Conklin had no report.

BOARD DISCUSSION

There was no Board Discussion.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There was no public discussion. The meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Mudd, seconded by Mayor Sandham. All present were in favor.

PLANNING BUSINESS

Affordable Housing Update: Discuss the status of Housing and Fair Share Plan/ timing of adoption and submittal to the Superior Court.

Mr. Burgis gave the highlights and discussed the schedule. He said the draft will be complete by 2/25 for general discussion. It will be filed on 2/29 and there will be a public hearing on 3/10. The Township should be adopting it at the 3/22 meeting and it will be submitted to the court on 4/4. He said we are in good standing. Secretary Conklin said the report was sent out in an email to the Board members and is public record. It is a summary of the plan for the total share obligation. Mr. Burgis asked that if any Board members have any major concerns then they need to email him a.s.a.p.

Route 46 Redevelopment Plan- Discussion Redevelopment Plan status update

The Task Force group met earlier in the day on February 11th at 6:15pm. They have set up a public session for March 12th from 10am to 12pm.

WAIVERS

PMISC16-04 ABOX Automation – 45 Rt. 46 Unit 606– B: 183, L: 6 – office (4,327 s.f.)/warehouse (4,751 s.f.) packaging machinery manufacturer and machine shop – hours of operation 8am-6pm M-F – 10 employees – UPS deliveries daily; FedEx weekly; 1 tractor trailer delivery per week – signage in compliance with approved theme for First Industrial

A motion to approve the waiver was made by Vice Chairman Maggio, seconded by Mr. Braden. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-05 Community Options– 390 Rt. 202 – B: 58, L: 1.1 – office (4,350 s.f.) for support of persons with disabilities – hours of operation 8am-6pm M-F – 13 employees – no outdoor storage – no signage requested at this time.

A motion to approve the waiver was made by Dr. Kornreich, seconded by Deputy Mayor Conklin. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-06 WeMe Art – 321 Changebridge Rd – B: 160.02, L: 18 – retail art studio (2,657 s.f.)- hours of operation M-Sun 8am-10:30pm – 1 Toyota sedan parked overnight – signage in compliance with approved theme (Channel Letters)

A motion to approve the waiver was made by Dr. Kornreich, seconded by Mr. Braden. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-07 Brook Salon & Spa – 36 Route 46 – B: 176, L: 4.2 – salon & spa (2,000 s.f.)- hours of operation M-Th 10am-8pm F-Sun 10am-10 pm — signage refacing requested (red letters; white background) (Kloss Crib City)

The waiver was carried to a future date not yet decided because the Board of Health raised a few concerns.

PMISC16-08 RBR Investments – 321 Changebridge Rd – B: 160.2, L: 18 – new gooseneck lighting on building request

A motion to approve the waiver was made by Mr. Braden, seconded by Deputy Mayor Conklin. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-09 Concepts TV Productions – 53 Indian Ln E – B: 32, L: 24.1 - office/studio for television commercial production (entire building 10,752 s.f.) – hours of operation 8am-6pm M-F – 13 employees – no signage requested at this time

A motion to approve the waiver was made by Dr. Kornreich, seconded by T. Braden. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-10 Global Address Me – 30 Chapin Rd Unit 1201 – B: 183, L: 7.1 - office (2,591 s.f.)/warehouse (5,029 s.f.) for provides services for e-commerce companies and other companies including order fulfillment of various consumer and business products stored in warehouse area –hours of operation 8am-9pm M-F (occasionally up to midnight – 11 employees – on delivery per day by USPS, FedEx, UPS & DHL

A motion to approve the waiver was made by Mr. Mudd, seconded by Dr. Kornreich. All in Favor by Voice Vote - None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

INVOICES

Burgis Assoc. – Trust for: \$303.75 (Woodland Properties); \$202.50 (Marotta 2015); \$405 (Marotta 2015)
Bowman Engineering (Omland) Trust for: \$202.50; \$438.75 (Woodland Properties); \$202.50 (Ciliotta);
\$236.25 (Daughtry); \$33.75 (Wicker)

A motion to approve the invoices made by Mr. Braden, seconded by Vice Chairman Maggio. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates to come before the board.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

PMN/C15-12/PSOIL15-13 – Ciliotta – 16 Forest Pl – B: 109, L: 4 – minor subdivision with variances –
Notice Acceptable ACT BY: 5/19/16

Mr. Schepis, Esq. on behalf of the applicant described the minor subdivision with the need for multiple variances of 16 Forest Place (Block 109, Lot 4). Also present were Frank Matarazzo, Professional Engineer and Surveyor, and Mia Petrou, Planner.

Mr. Schepis said they were looking to bring the property into conformance with the neighborhood. He gave background history of the property and said it was in a restricted area.

Mr. Carroll swore in Mr. Matarazzo. His credentials were accepted. He would testify as both a surveyor and professional engineer. He discussed the map of the minor subdivision, layout of neighborhood and how it relates to the properties, and relations to public roads. He discussed Sheet 2 of 4 of the Existing Conditions Map including the slope, topography, deviation dimensions of the property today, overall lot area, minimum and maximum requirements for zone restrictions. He discussed the design exceptions requested including the proposed sidewalks, driveway turn around, and street shade trees. He said there are no sidewalks on Forest. Photos were submitted and discussed of the existing conditions. They are requesting a variance for the set back for the existing garage and from the requirement to install street shade trees due to the existing mature trees on the property.

Exhibit A-1 (Colorized Grading Plan dated Sept 2015) was submitted. They conducted a soil analysis of permeability. They are proposing a dry well on each proposed lot for storm water management and have applied for a soil movement permit. He discussed the following: bringing in 500 cubic yards of soil, proposed location of soil, and proposed house utilities.

Exhibit A-2 (Alternate Site Layout for a Single Dwelling) was submitted. Mr. Matarazzo explained that they prepared the concept to show the maximum impervious coverage that could be developed by right for comparative purposes only.

He discussed Board Professional comments from Mr. Burgis including: lack of need for site triangles, waiver for sidewalks and turn around, depicted tree removal, steep slopes compliance, shade tree waiver, redesigned retaining wall request, right-of-way dedication, among other requested changes. Mr. Thomas concurred with the requested revisions made. Planning Board members shared their concerns and comments regarding the following: storm water runoff to neighbors, removal of and protection of mature trees, proposed fill, right-of-way, dry wells, and existing detached garage. Any storm water management will be deferred to the Township Engineer. They said the plans are just conceptual. They meet the shade tree compliance request and any changes will be part of the resolution. They will submit any and all Township required permits to complete the project if approved.

The meeting was opened for public comment on Mr. Matarazzo's testimony. There was no public comment. In a motion made by Mayor Sandham, seconded by Mr. Mudd, the meeting was closed for public comment on Mr. Matarazzo's testimony. All in Favor by Voice Vote. None Opposed.

Mr. Schepis commented that there would be no concrete monuments. Mr. Thomas said it would be deferred to the Township Engineer.

Ms. Petrou's credentials were accepted and she was sworn in. She discussed her investigations and findings.

Exhibit A-3 (Photo Exhibit of Existing Property and Surrounding Neighborhood taken by Mia Petrou PP, AICP) and Exhibit A-4 (Aerial Photo taken by Morris County GIS) was submitted. She briefly recapped the details of the proposed subdivision and (c)1 & (c)2 variances requested.

Exhibit A-5 (Chart of Ciliotta Subdivision Property Analysis with Lot Area and Lot Width Analysis prepared by Mia Petrou PP, AICP) was submitted. Regarding the Lot Area Analysis she discussed the practical difficulty, and she believed that the proposed subdivision would be consistent with the existing layout and size of the properties the neighborhood. Regarding the Lot Width Analysis she discussed: the negative criteria, setbacks being more consistent, point of compliance, the negative criteria is minor in nature and doesn't intrude on the neighbors, positive impact is the neighborhood flow and circulation, the proposed is more consistent with the neighborhood vs. the potential 1 lot home size, protects the critical water resources, lot consistency, no overall negative impact, and one of the last developable properties on Forest Place. Overall she stated that it was her professional opinion that the application represents an enhancement to the neighborhood and provides a desirable visual appearance.

Mr. Burgis discussed the K-turn design waiver and the recently redesigned ordinance. He was not in favor of the relief. Chairman Lewis felt it was important to be consistent with the approvals for similar application before the Zoning Board of Adjustments and the Planning Board. Mr. Schepis said they would agree to do it. Board members shared their concerns with the square footage of the lot. Mr. Burgis spoke on land use compatibilities and felt it was a good design.

The meeting was opened for public comment on Ms. Petrou's testimony. There was no public comment. In a motion made by Dr. Kornreich, seconded by Vice Chairman Maggio, the meeting was closed for public comment on Ms. Petrou's testimony. All in Favor by Voice Vote. None Opposed.

Mr. Schepis gave a few closing comments on the subject property. Overall he feels the project brings the property into conformance with the neighborhood, is a rarity in Montville, brings revitalization to the Township and the Towaco Section housing stock. He said they would bond for 2 shade trees.

The meeting was opened for public comment on the overall testimony. There was no public comment. In a motion made by Mr. Mudd, seconded by Vice Chairman Maggio, the meeting was closed for public comment on the overall testimony. All in Favor by Voice Vote. None Opposed.

Planning Board members made comments regarding the K-turn. Mr. Schepis they would provide the K-turn. They also agreed to install a drywell as a condition of approval.

A motion to approve the applicant with the above listed conditions was made by Mr. Mudd, seconded by Dr. Kornreich. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

There was no need for Closed Session.

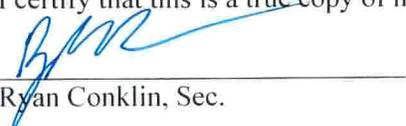
ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Mayor Sandham, seconded by Dr. Kornreich, the meeting was unanimously adjourned at 9:42pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of 4/14/16.



Ryan Conklin, Sec.