MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, February 25, 2016

Chairman Lewis called the meeting to order at 7:34p.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 (7:34-7:55pm), A. Adrignolo, J. Sandham (7:34-7:55pm), R. Cook (7:34-7:55pm), L. Kornreich, J. Visco & G. Lewis

ALSO PRESENT R. Moore as Alternate for PMSP/FC15-10 (7:55pm-10:13pm)

ABSENT EXCUSED T. Braden, A. Maggio & P. Mudd

ABSENT L. Tobias

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

PROFESSIONAL PRESENT J. Burgis (Board Planner), S. Omland (Board Engineer) & M. Carroll (Board Attorney)

ANNOUNCEMENTS

Chairman Lewis announced that there was Board Professional Training last night and on the upcoming Saturday. He gave a quick review of the training.

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.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo had no report.
Board of Health – Mr. Tobias was absent.
Environmental Commission – Dr. Kornreich had no update.
Water & Sewer – Mr. Maggio was absent.
Historic Preservation Review Commission – Mr. Visco missed the meeting. Mr. Cook reported that they discussed the extension of the sidewalk from Lazar and the effect on the canal at the intersection of Change Bridge Road/Rt. 202.
Design Review Committee – Mr. Braden was absent.
Site Plan/Subdivision Committee – Mr. Visco had no update.

Economic Development Committee – Mr. Sandham reported that they met with 12-15 businesses from town. They are going to do a survey of the businesses in town and there will be a business outreach meeting later in the year.
Open Space Committee – Mr. Mudd was absent.
Master Plan – Mr. Lewis had no report.
Highlands Legislation Review Committee – Mr. Lewis had no report.
Fire Districts – Mr. Braden (Pine Brook) was absent, Mr. Maggio (Montville) was absent, 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 board professionals.

SECRETARY'S REPORT
Secretary Conklin announced that there was a public engagement meeting regarding the Rt. 46 Redevelopment Plan scheduled for March 12th from 10am to 12pm at the Municipal Building.

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. Visco, seconded by Mr. Adrignolo. All present were in favor. None opposed.

PLANNING BUSINESS
2016 Housing Plan Element and Fair Share Plan Discussion

Chairman Lewis stated that we have a draft of the Housing Plan Element and Fair Share Plan prepared by Mr. Burgis. Mr. Burgis highlighted the following about the document: there is sufficient affordable housing credits to address projected need; there may be a need to address gap between 1999 and 2015; according to our consultants calculations the Township as met the affordable housing need and will carry excess credits into the fourth round; and the public hearing will be heard on March 10th.

WAIVERS
There were no Waivers to come before the board.

INVOICES
Michael Carroll, Esq – Trust for: $33.75 (Tre Femme); $67.50 (Tre Femme)
Burgis Associates – Trust for: $843.75 (Woodland Properties); $337.50 (Daughtry)

A motion to approve the invoices was made by Mr. Adrignolo, seconded by Mr. Visco. Roll Call. All in Favor. None Opposed. (R. Conklin, A. Adrignolo, J. Sandham, R. Cook, L. Kornreich, J. Visco & G. Lewis)

RESOLUTIONS
There were no Resolutions to come before the board.

MINUTES

Planning Board meeting of January 14, 2016 - R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Sandham, R. Cook, L. Kornreich, J. Visco P. Mudd & G. Lewis

A motion to approve the minutes was made by Dr. Kornreich, seconded by Deputy Mayor Conklin. Roll Call of Eligible: All in Favor by Voice Vote. None opposed.

LOI/DEP NOTIFICATIONS

Mr. Omland reviewed 5 applications.

LEGAL/LEGISLATIVE UPDATES

Mr. Carroll had no updates. They just started a new session.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

****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

Recusal of Deputy Mayor Conklin, Mayor Sandham and Mr. Cook at 7:55pm due to applicant conflicts.

Chairman Lewis explained that in accordance with the by-laws a temporary Planning Board member can be selected form the Zoning Board with the most seniority if a quorum does not exist for a hearing. Mr. Moore stepped in at 7:55pm.

Ms. Elizabeth Durkin, Esq. was present on behalf of Concerned Citizens: Shi Wu & Wei Jang of 62 Horseneck Road, Jo & Rob Perez of 56 Horseneck Road, Dave & Judy Derr of 2 Valley View Drive, and Michael (Ling Cheng) Liu & Weijiang Zhang of 58 Horseneck Road.

Mr. Schepis, Esq. on the behalf of the applicant gave a brief overview of the application including: aerial photo provided by Morris Co. Planning Board of the subject property and surrounding houses, existing property description, utilities, sq. footage, conformance, variances requested and what is existing.

The first witness, Mr. Nicholas Agnoli, Professional Engineer and Professional Planner, was sworn and his credentials were accepted. He reviewed the existing lot conditions including: size, location, drainage, pattern of development in the neighborhood, & similar flag lots. He discussed the applicant's proposal including: driveways, subdivision lines, Lots 28.1, 28.2 & 28.3, grade modifications, retaining wall, storm water flow and it pertains to neighbor, impervious coverage, catch basin, pitch of driveways, and 2 proposed houses. He discussed and responded to Mr. Omland's memo dated Feb 19, 2016 item by item. Exhibit A-1 (Steep Slope Table) and Exhibit A-2 (The Cul-de-sac Plan) were submitted. Both were prepared by Mr. Agnoli and dated 2/25/16. They discussed different options including 2 driveways, 1 shared, or a public road.

The second witness, Art Daughtry(applicant) was sworn in. Mr. Daughtry gave a brief overview of what he envisioned for the proposal. Board members asked questions regarding the plans for existing house, driveway options, and stormwater management.

Ms. Durkin asked Mr. Daughtry questions about the subject property including the deed, the proposal, his time on the Township Committee, and permits he had applied for on the subject propoerty. Exhibit O-1

(Photo of Material Trucked Off Site) and Exhibit O-2 (2nd Photo of Property) both dated 2-24-16 taken by the neighbor were submitted. She also questioned him on materials brought onto the site, grading, flag lots and steep slope ordinances.

The meeting was opened for public questions on the most recent testimony for residents not represented by Ms. Durkin.

Mr. Mort Grossman of 5 Lee Court asked questions regarding the utilities, emergency vehicle access, and tree removal.

Mr. Andrew Sepe of 6 Valley View Drive questioned putting 3 lots on this property.

The meeting was closed to public comment on the most recent testimony.

There was an 11 minute recess from 9:50pm to 10:01pm.

Comments and a poll of the Board Members were taken regarding the driveway configuration which resulted in a request that the applicant revise the plans to show a single shared driveway. More details were requested by the Board on the utilities, curbs, etc.

Mr. Schepis asked to carry the hearing and submit revised plans. The hearing was carried to the April 14th meeting with notice preserved.

Mr. Schepis will have the new plans forwarded to Ms. Durkin.

****Carried with notice preserved to 4/14/16**

CORRESPONDENCE / EXTENSIONS / DISMISSALS
PSPP/FC13-03 PLSS - 3 Barnet - B. 160.02, L. 5 – pre/final site plan w/variances – dismiss without prejudice

A motion to approve the dismissal was made by Mayor Sandham, seconded by Mr. Adrignolo. All in Favor by Voice Vote. No Opposed.

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 Mr. Adrignolo, seconded by Mr. Moore, the meeting was unanimously adjourned at 10:13pm.

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.