

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, March 10, 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, T. Braden, A. Adrignolo, J. Sandham, R. Cook (7:34pm-8:14pm),
L. Kornreich, P. Mudd & G. Lewis

ABSENT EXCUSED A. Maggio J. Visco & T. Tobias

ALSO PRESENT K. Kehoe (Recording Secretary)

PROFESSIONAL PRESENT J. Burgis (Board Planner), P. Ferriero (Conflict Board Engineer)
& M. Carroll (Board Attorney)

ANNOUNCEMENTS

Chairman Lewis announced that the Marotta application would not be heard tonight. On a motion made by Mr. Mudd, seconded by Mayor Sandham, the Marotta application was carried with notice to the March 24th meeting. All in Favor by Voice Vote. None opposed.

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 reported that they met on March 2nd, but the application was carried. He said they also had a discussion regarding adjournment and time management with no solution.

Board of Health – Mr. Tobias was absent.

Environmental Commission – Dr. Kornreich had no report.

Water & Sewer – Mr. Maggio was absent, but had previously emailed his report.

Historic Preservation Review Commission – Mr. Cook had no report.

Design Review Committee – Mr. Braden had no report.

Site Plan/Subdivision Committee – Mr. Braden said they have not met, therefore no report.

Economic Development Committee – Mr. Sandham said they would be meeting next Wednesday.

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 – Mr. Braden (Pine Brook) had no report, 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 was absent. Chairman Lewis announced that there would be a public input session meeting regarding the Rt. 46 Redevelopment Plan this Saturday, 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 Deputy Mayor Conklin, seconded by Dr. Kornreich. All present were in favor. None opposed.

PLANNING BUSINESS

Public Hearing 2016 Housing Element and Fair Share Plan

Chairman Lewis reported that there had been minor amendment to report received at the last meeting and it was noticed to the public.

Mr. Burgis summarized the 2016 Housing Element Fair Share Plan Overview. He discussed the following topics including the following: Prior Housing Plans & Certifications, Current Status of Affordable Housing, 2014 Regional Income Limits, Affordable Housing Obligation, Proposed Plan Components, Prior Plan Obligations & Components, Third Round Plan, Additional Credits, Rehabilitation Share, and the On-Going Affordable Housing Activity. The board members asked questions about associated fees and gap periods.

The meeting was opened for public comment on Mr. Burgis' presentation. 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. Burgis' presentation. All in Favor by Voice Vote. None Opposed.

A motion to adopt the resolution was made by Mayor Sandham, seconded by Dr. Kornreich. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

WAIVERS

PMISC16-11 Elite Partners – 1 Chapin Rd Unit 2 – B: 182, L: 5 – office (2,378 s.f.)/warehouse (17,622 s.f.)/packing and distribution of auto and marine accessories– hours of operation 8am-6pm M-Fri – 5 employees – no overnight parking of vehicles - no signage requested

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, J. Sandham, R. Cook, L. Kornreich, P. Mudd & G. Lewis)

PMISC16-12 SI Paradigm – 25 Riverside Dr – B: 182, L: 7 – pathology lab (office 7,140 s.f./lab 4,811 s.f.) – 30 employees – hours of operation 5am-2am M-F; 6am-12am Sat-Sun – signage to be tenant name on existing monument sign – no overnight parking of vehicles

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

PMISC16-13 Volta Belting – 60 Chapin Rd unit 200 – B 183, L: 5 – office (6,040 s.f.)/ warehouse (54,840 s.f.)/distribution/assembly for conveyor belts – hours of operation M-F 24 hrs; Sat-Sun 6am-6pm – 18 employees – no overnight parking of vehicles – new wall signage requested (2.5'x5' colors: blue, white, yellow)

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

PMISC16-14 CCG Marketing Solutions – 54 Indian Lane East – B: 32, L: 15.01 – office (2,500 s.f.)/warehouse (110,000 s.f.) for sample and literature fulfillment for consumer and pharmaceutical clients – hours of operation M-F 8am-5pm – 50 employees – no outdoor storage of vehicles - re-facing existing sign (black and red)

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

INVOICES

Burgis Associates – Trust for: \$491.25 (Ciliotta); \$472.50 (Daughtry); 371.25 (Ciliotta)
Bowman Engineering – Trust for: \$280 (Ciliotta); \$926.25 (Daughtry); \$405 (Marotta Lamb 2016)
Michael Carroll, Esq – Trust for: \$33.75 (Marotta Lamb 2016); \$101.25 (Ciliotta); \$33.75 (Daughtry); \$33.75 (Woodland Properties); \$67.50 (Van Schaik); \$67.50 (Evangelical)

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

RESOLUTIONS

PMN/C15-12/PSOIL15-13 – Ciliotta – 16 Forest Pl – B: 109, L: 4 – minor subdivision with variances/soil movement – Approved

A motion to approve the resolution was made by Deputy Mayor Conklin, seconded by Dr. Kornreich. Roll Call of Eligibles. All in Favor. None Opposed.

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

Mr. Carroll reported that there is a movement regarding tax refund approvals.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

PSPP/FC16-03– Kiddie Academy – 350 Main Rd – B: 57.01, L: 6 – preliminary/final site plan with variances for day care center and outdoor play area - Notice Acceptable ACT BY: 5/17/16

Recusal of Mr. Cook at 8:14pm due to applicant attorney conflict.

Mr. Braden took a break from 8:14pm to 8:19pm.

Exhibit A-1 (Aerial Photo of the subject property) provided by Morris County was submitted.

Mr. Schepis, Esq. gave a brief overview of the property including: the location, aerial photo, zone, existing property, proposed business, permitted use and requested waivers.

Mr. Marc Walker, PE, was sworn in and his credentials were accepted. He reviewed the following including: subject property, proposed improvements, location, proposed playground, fencing, door relocation, air conditioning units, parking lot restriping, and signage details.

Exhibit A-2 (Monument Sign) dated 3/10/16 was submitted. It was a picture of the existing sign with proposed Kiddie Academy signage.

Exhibit A-3 (Wall Mounted Sign Picture) dated 3/10/16 was submitted.

Mr. Schepis discussed the photo of the existing site conditions dated 2/1/16. Mr. Walker discussed the following including: dumpster location, gates, handicap stall requirements, Engineer and Mr. Burgis' reports, lighting levels, buffer requirements, bicycle racks, side walks, trash receptacles, benches, landscaping, fencing, refuse & recycling, signage. They agreed to add another handicap stall and put in a 6 stall bike rack.

Board members asked questions regarding state standards, licensing requirements, size of playground, supervision, sidewalks and fencing.

The meeting was opened for public questions on the most recent testimony of Mr. Walker. There was no public comment. On a motion by Mr. Mudd, seconded by Mayor Sandham the meeting was closed to public comment on the most recent testimony. All in Favor by Voice Vote. None Opposed.

Mr. Ken Fox, Architect, was sworn in and his credentials were accepted.

Exhibit A-4 (Elevations) dated 3/10/16 prepared by Mr. Fox was submitted. He discussed the elevations, latches, and building codes.

The meeting was opened for public questions on the most recent testimony of Mr. Fox. There was no public comment. On a motion by Deputy Mayor Conklin, seconded by Dr. Kornreich the meeting was closed to public comment on the most recent testimony. All in Favor by Voice Vote. None Opposed.

Mr. Chris Commarota, VP of Construction for Kiddie Academy was sworn in.

He said the site was reviewed and the standards were accepted. He discussed the following including: proposed operation, facility details, state licensing, ages, hours of operation, employees, parent requirements, security, services provided, and outdoor play area size.

Mr. Walker spoke on tree clearance. Sidewalks were also discussed.

The meeting was opened for public questions on the most recent testimony of Mr. Commarota. There was no public comment. On a motion by Mr. Adrignolo, seconded by Mayor Sandham the meeting was closed to public comment on the most recent testimony. All in Favor by Voice Vote. None Opposed.

Board members discussed the bike racks, bike lanes, and sidewalk waivers.

Mr. Schepis gave his closing comments. He touched on the variance for the playground size relief, design exceptions, and request for sidewalks and bike way as a future condition. He felt this was an excellent mixed use for this complex, it revitalizes the site, and is a benefit to the Township.

The meeting was opened for public questions on the overall testimony. There was no public comment. On a motion by Mr. Braden, seconded by Dr. Kornreich the meeting was closed to public comment on the most recent testimony. All in Favor by Voice Vote. None Opposed.

Chairman Lewis summarized for the board. The applicant was in agreement to install a bike rack for 6 and the bike lane & sidewalks would be stipulated for future development.

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

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PSPP/FC16-01 – Marotta (Lamb) 2016– 78 Boonton Ave – B: 1, L: 29 – carry notice to 3/24/16

Carried with Notice to March 24th.

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. Mudd, seconded by Mr. Adrignolo, the meeting was unanimously adjourned at 9:38pm.

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.

PB minutes
3/10/16



Ryan Conklin, Sec.