MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, March 24, 2016

Chairman Lewis called the meeting to order at 7:31p.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, J. Sandham, R. Cook, J. Visco, P. Mudd L. Tobias & G. Lewis

ABSENT EXCUSED L. Kornreich

ABSENT A. Adrignolo & A. Maggio

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

PROFESSIONAL PRESENT J. Burgis (Board Planner), 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.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Lewis had no report.
Board of Health – Mr. Tobias had no report.
Environmental Commission – Dr. Kornreich was absent.
Water & Sewer – Mr. Maggio was absent.
Historic Preservation Review Commission – Mr. Visco had no report, but said they are meeting this Monday.
Design Review Committee – Mr. Braden had no report.
Site Plan/Subdivision Committee – Mr. Visco had no report.
Economic Development Committee – Mr. Sandham said the meeting was canceled.
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) reported that the Chief had attended the Task Group meeting and they were happy with the direction for safety reasons, Mr. Maggio (Montville) was absent, and Deputy Mayor Conklin (Towaco) had no report.
Invoice Review Committee – To be discussed during invoice approvals if necessary.

OLD BUSINESS
There was no Old Business to come before the board.

Break from 7:42pm to 7:48pm.

NEW BUSINESS
PSPP/FC16-05/PSOIL16-06– Evangelical Mission & Seminary - 36 Alpine Rd – B: 111, L: 15.6 – prel/final site plan with variances for recreational center – Variances Noticed for: 1 loading space required where none are proposed; minimum transition buffer between church and residential zone of 35' required where 15' proposed; sign variance for 1 wall sign per lot allowed where 3 wall signs exist; 1 new proposed wall sign 50 s.f. where 24 s.f. allowed; minimum setback o principal building to accessory structure (canopies) 10' required where 1' proposed; and soil movement - Notice Acceptable
ACT BY: 5/19/16

Mr. Schepis, Esq. gave a brief overview of the property including: when purchased, history, what is proposed, variances, signs, soil movement requests, and the nature of the application.

Mr. Marc Walker, PE, was sworn in and his credentials were accepted.

Exhibit A-1 (Colorized Site Layout Exhibit) dated 3/24/16 prepared by Mr. Walker was submitted.
Exhibit A-2 (Neighborhood Aerial Exhibit) dated 3/24/16 prepared by Mr. Walker was submitted.

Mr. Walker discussed Exhibit A-1 including the following: proposed improvements, sports pavilion, church, turn-a-round area, square footage, existing sport courts and removal, net reduction of coverage and critical water, no storm water management proposed, soil movement permit filing, paver area, fire hydrants, professional reports, dumpster addition, parking spaces, additional handicap spaces, additional lighting and landscaping, walkable covered connection, building that houses well & pump, curbing, extension of water & sewer lines, existing island removal, proposed emergency access, and traffic on property.

He discussed Exhibit A-2 including: neighborhood & access, existing & proposed property usage, paper road, storm water management, conservation easement, and proposed evergreen trees.

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

He discussed his assignment from the church to design a recreation building, dining hall, and kitchen including: square footage, interior & exterior of building, proposed usage, bathrooms, locker rooms, toilets & showers, mechanical room, storage area above dining hall, no basement proposed, and pre-engineered building.

Exhibit A-3 (Colorized Rendering of Proposed Building) dated 3/24/16 was submitted.

He discussed the exhibit including: neutral colors which match the church, red highlights, building materials, stucco & metal corrugated aluminum, lettering on building, square footage, proposed non-attached canopies, colors, set-backs, benefits, signage, no negative impacts, variances regarding buffers, aerial exhibit and how it relates to the neighborhood, height of recreation building, Burgis' memo dated 3/15, comments on landscaping, transition buffer, Lincoln Park property relations, and Green Acres inventory. They agreed to do items B,C, & D from Mr. Burgis' memo regarding the lighting, green

A motion to approve the applicant site plan and soil movement with the above listed conditions was made by Mayor Sandham, seconded by Mr. Braden. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, J. Sandham, R. Cook, J. Visco, P. Mudd, L. Tobias & G. Lewis)

Break from 9:13pm to 9:19pm.

PSPP/FC16-01 – Marotta (Lamb) 2016– 78 Boonton Ave – B: 1, L: 29 – prel/final site plan with variances – Variances Noticed for: Minimum setback of an accessory structure to another structure 0' where 25'is required; proposing gas pressure tanks from a proposed sound hut with a separation of 10' where 25 ' is required; requesting a side yard setback for an accessory structure to a residential zone. 70' where 100' required; proposing to construct an electrical building with a setback of approximately 70' to a residential zone line, whereas 100' is required; requesting accessory structures in excess of the maximum height permitted no more than 20' allowed where 31' and 26' are proposed. Notice Acceptable ACT BY: 7/5/16

Mr. Schepis, Esq., summarized the application including: location, what proposed, variances requested and set backs.

Mr. Patrick Marotta, CEO/President of Company was sworn in and his credentials were accepted.

He discussed the operations, facilities, employees, and related usages. He said that 75% of their business are government contracts.

Exhibit A-1 (Aerial Exhibit of Property) was submitted.

He said this project is the 2nd Phase of the property expansion and is the heart and soul of the infrastructure required. He said the 1st Phase was internal and Phase 3 may be possible in about 5 years. Mr. Schepis commented on the site limitations regarding the Highlands. Mr. Marotta discussed the following: what proposed, setbacks, existing facilities, concrete pads, septic, noise, two bay loading docks, driveways, and equipment pad.

Exhibit A-2 (Equipment Pad 3-D View) was submitted.

Mr. Marotta discussed the following including: functions, how it relates to different structures, dumpster relocation, electrical proposals, setbacks, lots related to property, accessory structures & pads, ambient noise, test chamber locations, pipe proposals, septic field locations, sound testing, slopes & grades, other alternative on-site locations, ambient noise as it relates to neighbors, overall improvements, more employment opportunities, and mandate fees to town by state statue.

Board members asked questions regarding the evaporator location, noise value locations, testing & facility hours, gully drainage, nitrogen tank related to catastrophic possibilities, and nitrogen detectors..

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

Witness, Mr. Thomas Roche, Engineer, was sworn in and his credentials were accepted.
He prepared the plans for the applicant. Mr. Roche described the site plan improvements and what is proposed including the following: highland restrictions, landscaping, impervious coverage, overall goal of not to impact environmental concerns, building coverage, storm water management, accessory structures,

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 Mr. Mudd, the meeting was unanimously adjourned at 10:39pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of 5/26/16.

Ryan Conklin, Sec.