MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, April 14, 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 (7:30-7:52pm), T. Braden (7:30-7:52pm), A. Adrignolo, A. Maggio, L. Kornreich, R. Cook (7:30-7:52pm) & G. Lewis

ALSO PRESENT R. Moore via Zoning Board (7:52pm-10:58pm)

ABSENT EXCUSED J. Sandham & J. Visco

ABSENT P. Mudd & L. Tobias

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

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

ANNOUNCEMENTS

Chairman Lewis announced that the following notice was postponed until the April 14th meeting:

****PSPP/FC15-05 – Tre Femme Realty (Stuffed Olive)** –100 Bloomfield Ave – B: 180, L: 4 – preliminary/final site plan with variances

ACT BY: 7/5/16

****Carried to 5/12/16 – will provide new notice.**

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 at the 4/6/16 meeting they discussed the Towaco Station matter, which was carried to the 6/1/16. The next meeting is scheduled for 5/4/16 and they will discuss 85 Bloomfield Ave.
Board of Health – Mr. Tobias was absent.

PMISC16-16 Blow Beauty Bar – 2 Van Riper Ave – B: 135, L: 4 – 550 s.f. hair salon – hours of operation: Mon: closed; Tues: 10am-8pm; Wed: 9am-6pm; Thurs & Fri: 10am-9pm; Sat: 9am-4pm; Sun: 10am-4pm; number of employees: 4; no outdoor storage: replacement tenant sign requested on monument sign underneath Montville Nail sign and sign over doorway (sign theme green background/gold letters)

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, R. Cook, L. Kornreich & G. Lewis)

PMISC16-17 Lee's Serenity Nails – 652 Main Rd – B: 40, L: 49 – 1,100 s.f. nail salon – hours of operation 9:30Am-7:30pm M-F; 9am-6:30pm Sat; 10am-5pm Sun – 5 employees – no outdoor storage – signage to be in compliance with approved theme.

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

INVOICES

Michael Carroll, Esq – Trust for: $67.50 (Addiegray); $67.50 (Tre Femme); $135 (Kiddie Academy); $101.25 (Marotta Lamb 2016); $33.75 (Evangelical Rec Center); $1,215.00 (Ciliotta); $101.25 (Van Schaik)

Invoices carried.

Burgis Associates - Trust for: $33.75 (Woodland Properties); $945 (Marotta Lamb 2016); $506.25 (Marotta Lamb 2016)

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, A. Maggio, R. Cook, L. Kornreich & G. Lewis)

Bowman Consulting – Trust for: $438.75 (Ciliotta); $957.50 (Daughtry); $718.75 (Daughtry); $810 (Evangelical Rec Center); $425 (Evangelical Rec Center); $270 (Marotta Lamb 2016); $540 (Tre Femme); $540 (Van Schaik)

Invoices carried.

RESOLUTIONS

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 – Approved (R. Conklin, T. Braden, A. Adrignolo, J. Sandham)

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

PSPP/FC16-01 – Marotta (Lamb) 2016– 78 Boonton Ave – B: 1, L: 29 – prel/final site plan with variances – Approved (R. Conklin, T. Braden, J. Sandham, R. Cook, J. Visco, P. Mudd L. Tobias & G. Lewis)

requirements, the design exception for change of grades and how it relates to adjoining properties, Mr. Omland's comments, & lot width and set back requirements.

Mr. Omland commented on the common driveway proposal regarding the pitch, water runoff, the request of collection before hitting the town water, need for an updated revised plan, no impacts for surrounding properties, and no affects on the township systems. He stressed that the subsurface drainage system is a great consequence and will need to be inspected, cleaned, and certified each year as required by the homeowners. He also discussed proposed home development concerns including additional relief requirements, steep slopes, realistic plan depiction, driveway pitch, site distances, disturbance area of homes, and tree clearings.

Mr. Agnoli testified on the soil movement. They will have approximately 1000 cubic yards over 60 days dependent on soil. He discussed the equipment and anticipated route. Mr. Omland commented on the blasting and soil movement policies. They will abide by and comply with all standards and meet with the Township Engineer prior.

Planning Board members comments included questions about the existing stone driveway, proposed water management system, grades, directions, design benefits, 100 year flood requirements and management.

Ms. Durkin asked questions regarding the proposed retaining wall, drainage system, split driveway, steep slopes, municipal ordinances, driveway distances and widths, site triangles and safety.

Break from 9:13pm to 9:23pm.

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

Mr, John Allegra of 7 Valley View Drive asked about why the property was approved for development. Chairman Lewis explained that this was not a question for the engineer and that each applicant stands on its own merit.

Mr. Mort Grossman of 5 Lee Court commented on water that comes off of Valley View Drive. He inquired about what was proposed on the back part of the property. He was concerned with water collected on his property.

Mr. Lee Chen of 68 Horseneck Road inquired about what happens if the condition gets worse after the new construction. Chairman Lewis discussed the existing conditions and weather effects. He said the role of the board is to make sure things either don't change or improve. He said the job of the township engineer is to make sure things are done correctly.

Ms. Diane Allegra of 7 Valley View Drive discussed the last time it rained and the existing water problems in that area.

Ms. Kathy Lindert of 38 Underwood Road asked questions about the sidewalks, tree removal and the effects on soil and drainage.

Mr. Clif Seipel of 14 Underwood Road shared his water concerns. Mr. Agnoli addressed the land disturbance and storm water calculations.

There were no New Business to come before the board.

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 Dr. Kornreich, seconded by Mr. Maggio, the meeting was unanimously adjourned at 10:58pm.

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.