

**MONTVILLE TOWNSHIP PLANNING BOARD**  
Held at: 195 Changebridge Road, Montville Municipal Building  
**Minutes of Thursday, April 28, 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. Maggio (7:58-10:16pm), J. Sandham, R. Cook (7:58pm-10:16pm), L. Kornreich, Mr. Mudd & G. Lewis

**ABSENT EXCUSED** J. Visco

**ABSENT** A. Adrignolo & 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 Deputy Mayor Conklin will be joining the Site Plan/Subdivision Committee for Mr. Visco and that Mr. Maggio has been appointed temporary chair of the committee.

**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 did not attend the last meeting.

Board of Health – Mr. Tobias was absent.

Environmental Commission – Dr. Kornreich reported that the Arbor Day event is set for April 29th, where they will be planting a tree in memory of Jackie Ritschel. He said they had a very successful Recycling Day event on April 23<sup>rd</sup> and have collected \$650.00 to go towards 3 scholarships for high grads.

Water & Sewer – Mr. Maggio was absent during this portion of the meeting.

Historic Preservation Review Commission – Mr. Cook was absent during this portion of the meeting.

Design Review Committee – Mr. Braden said they met this week and the Evangelical Mission agreed to plant requested trees.

Site Plan/Subdivision Committee – Mr. Braden said they have not met.

Economic Development Committee – Mr. Sandham said they met last week. They are currently reviewing the mission statement and working on a survey for the local businesses.

There were no DEP Notifications to come before the board.

Mr. Burgis reported that the Housing & Fair Share Plan court hearing will be held on June 27, 2016. He will report back after that.

### RESOLUTIONS

There were no Resolutions to come before the board.

### MINUTES

There were no Minutes 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/C16-10 – Ernstrom, Edward** –12 Woodhill Rd & 31 Pine Brook Rd – B: 91, L: 7 & 8 – R-20A  
Zone and CWR – Restricted Area Overlay Zone - lot line adjustment with variances for deficient lot area  
and buildable area on Proposed Lot 7- Notice Acceptable ACT BY: 7/22/16

Mr. Steven Schepis, Esq. and Mr. Joe MianECKi, Engineer & Planner were present on behalf of the applicant.

Also present were the property owners, Mr. Ernstrom & Mr. Strandskov.

\* Note: Mr. Cook & Vice Chairman Maggio entered the meeting at 7:58pm. \*

Mr. Schepis summarized the application including the location, minor subdivision proposal, zoning, variances requested regarding the minimum lot requirements and setbacks.

The 1<sup>st</sup> witness, Mr. MianECKi, was sworn in and his credentials were accepted. He indicated he would be providing testimony on the variances requested. He discussed the existing properties, utilities, lot lines, improvements, minimum lot areas as they exist today and what is proposed; including the creation of conforming lots and the requirement of three design exemption requests for the sidewalks, bicycle lanes and shades trees as it relates to this project. Professional questions were heard from Mr. Burgis regarding the requested waivers & Mr. Omland regarding the lot line adjustment.

Mr. Schepis gave his closing statements. He felt the application makes a lot of sense and asked for approval. Chairman Lewis commented that they are working to make the existing properties more functional and that the proposal is not going to result in additional new development.

The meeting was opened for public questions on the overall testimony.

Ms. Heather Bonner of 6 Woodhill Road felt comfortable lot line adjustment to work towards creating conforming lots. She indicated she asked the applicant about the temporary logging road and the applicant had specified that the road was created to remove trees from Superstorm Sandy.

said that tenancy will be based on the number of parking spaces that are available with the lease. Mr. Walker discussed the access to the retention basin, which was moved to the end of Bldg C as required by the utility companies due to the easements. He then discussed the comparison including: zoning requirement, building height calculations, parking and sign requirements, setbacks to the right-of-way, loading spaces, and proposed wall and monument signs.

Exhibit A-5 (Monument Sign) was submitted. He said it is as shown on the plan except for sign for Bldg A and it will match other property monument signs. They are proposing monument signs for Buildings C, B & A. He also discussed the numbers being added to the street sign and compared the proposal to what was previously approved. He explained that the applicant is requesting variances regarding the sign size and tenant proposed signage. Mr. Schepis recapped what was being proposed. Mr. Walker discussed soil movement changes. The soil movement required for the proposed amendments results in an increase from 7,000 cubic yards to 13,500 cubic yards of soil. He gave an overview of the subject property including the location and property restraints due to the easements. He reviewed Mr. Omland's memo including what has been agreed upon to including: reduced amendment specific plan set, handicap spots, slope and curb landscaping, outdoor storage, up lighting for signage, and landscaping around signs. Mr. Burgis addressed from the testimony the need for lighting detail revisions, landscaping choices, and signage. Mr. Walker testified on the building heights, grades, site slopes, and height variance requested. Mr. Schepis asked Mr. Walker questions regarding: setbacks, landscaping, parking lots, design exceptions for setbacks, access lighting relief requests, and soil movement requirements.

Planning Board members asked questions regarding: handicap space location, loading ramp locations for trucks, curbing considerations for River Road, soil movement time allotments, and utility agreements.

The meeting was opened for public questions on the most recent testimony of Mr. Walker. The meeting was closed to public comment on the most recent testimony on a motion by Mr. Mudd, seconded by Mayor Sandham. All in Favor by Voice Vote. None Opposed.

Mr. Schepis had questions for Mr. Omland regarding the bonding for the developer's agreement. He deferred the decision to the Town Engineer and Attorney. He suggested a restoration bond, which is the governing body policy. Chairman Lewis felt this was not the appropriate forum to have this discussion. Mr. Schepis asked about potential phasing. The board will defer Mr. Omland to submit a phased option plan. Mr. Schepis and the applicant were in agreement.

2<sup>nd</sup> witness, Mr. Leeb, Architect, was sworn in and his credentials were accepted. He discussed the architectural plans dated 2-25-16 including: elevations of the building, review of the proposed building, meeting with DRC regarding design and materials, main level plan with up to three possible tenants, drive-in bays, loading docks, possibility of and location of a mezzanine, parking space requirements, lower floor plan with two tenant spaces, driveway access, stairs, means of egress, outside view, building sign locations, identity of both building and tenants, the continuity of signage throughout site, and exterior building materials.

Exhibit A-6 (3-D View of the Building from the Parking Lot) dated 4-28-16 was submitted. He discussed the parapet locations, heights, grades, two C variances requested regarding the grade and parapet in regards to drainage and pitching, and the screening materials and equipment required.

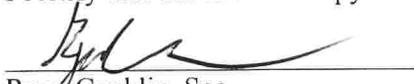
Exhibits A-7 (Original Rendering) & A-8 (Renderings of Buildings from Street Views) dated 4-28-16 showing the different types of plantings vs. what was originally proposed was submitted. He discussed the following including: the types of proposed trees, heights including 7-8' plantings on a 2' berm, and

PB minutes  
4/28/16

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of June 9<sup>th</sup>, 2016.

  
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Ryan Conklin, Sec.