

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, September 22, 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, A. Maggio, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd & G. Lewis

ABSENT EXCUSED A. Adrignolo

ABSENT L. Tobias

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

PROFESSIONALS EXCUSED J. Burgis (Board Planner), S. Omland (Board Engineer) & M. Carroll (Board Attorney)

ANNOUNCEMENTS

There were no announcements to come before the board.

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 was absent.

Board of Health – Mr. Tobias had no report.

Environmental Commission – Dr. Kornreich reported the EC along with the Earth Club would be receiving special recognition from the NJEC.

Water & Sewer – Mr. Maggio had no report.

Historic Preservation Review Commission – Mr. Visco said they met on August 22nd.

Design Review Committee – Mr. Braden had no report.

Site Plan/Subdivision Committee – Deputy Mayor Conklin had no report.

Economic Development Committee – Mayor Sandham said that there will be a "Making Connections" forum on Oct 19th.

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) had no report, and Deputy Mayor Conklin (Towaco) had no report.

Invoice Review Committee – To be discussed during invoice approvals if necessary.

SWEARING IN OF PROFESSIONALS

Professionals were not required.

SECRETARY'S REPORT

Secretary Conklin had no report.

BOARD DISCUSSION

There was no Board Discussion to come before the board.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There were no members of the public present.

PLANNING BUSINESS

CONSISTENCY REVIEW: ORDINANCE NO. 2016-23

AN ORDINANCE TO AMEND CHAPTER 230 ENTITLED “LAND USE AND DEVELOPMENT REGULATIONS” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTVILLE TO ESTABLISH A NEW PBR - PINE BROOK REDEVELOPMENT ZONE

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

CONSISTENCY REVIEW: ORDINANCE NO. 2016-24

AN ORDINANCE TO AMEND CHAPTER 230 ENTITLED “LAND USE AND DEVELOPMENT REGULATIONS” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTVILLE TO ESTABLISH A NEW PBO - PINE BROOK OVERLAY ZONE

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

WAIVERS

PMISC16-46 Diversified Realty Advisors – 350 Main Rd – B: 57.01, L: 6 – 5,018 s.f. real estate headquarters office – hours of operation 8am-6pm M-F – 12 employees – signage to be tenant name on existing monument sign

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

INVOICES

PB minutes
9/22/16

Michael Carroll, Esq – Trust for: \$67.50 (Avallone); \$67.50 (Blank); \$573.75 (Chabad); \$101.25 (CH Properties); \$101.25 (Christine Valmy); \$67.50 (Croatian Cultural Club); \$506.25 (Daughtry); \$33.75 (Ernstrom); \$67.50 (44 Hillcrest); \$33.75 (K&K Windsor); \$67.50 (Marotta 2016); \$33.75 (Montville Residency Garrubbo); \$67.50 (PBNJ); \$33.75 (Pinto 2016); \$202.50 (Woodland)

Burgis Associates - Trust for: \$67.50 (Addie Grey); \$810 (Daughtry); \$761.25 (44 Hillcrest); \$67.50 (K&K Windsor)

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

RESOLUTIONS

HPRC 01-16 107 Changebridge Road – B: 123 L:2- Certificate of Appropriateness application for demolition of existing historically significant structure - aka “Cornelius T. Doremus House” aka “Old Parsonage of the Montville Reformed Dutch Church”- Denied 9/8/16 (R. Conklin, T. Braden, J. Sandham, R. Cook, L. Kornreich, J. Visco, P. Mudd & G. Lewis)

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

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

Professionals were not required.

LEGAL/LEGISLATIVE UPDATES

Professionals were not required.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

There was 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

A motion to open the closed session portion of the meeting was made at 7:42pm by Mayor Sandham, seconded by Deputy Mayor Conklin.

Discussion on Professionals.

A motion to close the closed session portion of the meeting was made at 8:35pm by Mayor Sandham, seconded by Mr. Braden.

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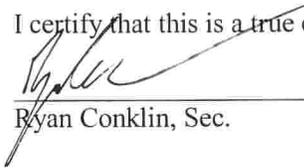
ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Deputy Mayor Conklin, seconded by Mr. Maggio, the meeting was unanimously adjourned at 8:36pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of 10-27-16.



Ryan Conklin, Sec.