

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, January 12, 2017

Chairman Lewis called the meeting to order at 7:33 p.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, A. Maggio, J. Sandham, N. Agnoli,
L. Kornreich, J. Visco, R. Lipari & G. Lewis

ABSENT P. Mudd

ALSO PRESENT K. Kehoe (Recording Secretary)

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

ANNOUNCEMENTS

Mr. Lewis welcomed the newest members to the Planning Board, Mr. Lipari and Mr. Agnoli. Mr. Lipari was a previous member of the board and Mr. Agnoli has appeared before this board as a professional.

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 place 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.

REORGANIZATION

Appointment of Officers

- Appointment of Temporary Chairman – Mr. Visco was nominated for Temporary Chairman by Mr. Lewis, seconded by Mayor Sandham. All present were in favor. There were no other nominations and no objections. Closed to nominations.
- Appointment of Chairman – Mr. Visco requested nominations for Chairman for 2017. Mr. Lewis was nominated as Chairman by Mr. Adrignolo, seconded by Mr. Braden. There were no other nominations and no objections. Closed to nominations. All present were in favor.
- Appointment of Vice Chairman –Mr. Maggio was nominated by Mayor Sandham, seconded by Mr. Adrignolo. There were no other nominations and no objections. Closed to nominations. All present were in favor.
- Appointment of Planning Board Secretary was carried.
- Appointment of Recording Secretary – Ms. Kehoe was nominated by Chairman Lewis, seconded by Mr. Visco. There were no other nominations and no objections. Closed to nominations. All present were in favor.

Planning & Zoning Division Annual Report

Chairman Lewis asked the members to review.

By-laws Discussion

Chairman Lewis reminded board members not to use personal emails for planning board business. He shared an article involving an incident that occurred in another town.

A motion to approve the by-laws before them was made by Mr. Braden, seconded by Mr. Visco. Roll Call - All in Favor by Voice Vote. No Opposed.

2017 Hearing Dates

Chairman Lewis indicated that the hearing dates and times were previously discussed at a meeting and there were no objections. He asked for a motion to approve as presented. A motion to approve the hearing dates and times for 2017 was made by Dr. Kornreich, seconded by Committeeman Conklin. All present were in favor.

The meetings will be held at 195 Changebridge Road, Montville, NJ in the Chambers. The designation of meeting time was 7:30PM. The dates are as follows:

January 12, 2017	July 13, 2017
January 26, 2017	July 27, 2017
February 9, 2017	August 10, 2017
February 23, 2017	August 24, 2017
March 9, 2017	September 14, 2017
March 23, 2017	September 28, 2017
April 13, 2017	October 12, 2017
April 27, 2017	October 26, 2017
May 11, 2017	November 9, 2017
May 25, 2017	November 20, 2017* (Monday)
June 8, 2017	December 14, 2017
June 22, 2017	January 11, 2018

*Changed due to holiday

**No second meetings in August, September or December 2017

Designation of Official Newspaper for Legal Ads

On a motion made by Mr. Braden, seconded by Mr. Visco, The Daily Record, The Citizen, and the Star Ledger (for publication purposes) were adopted for legal ads. All present were in favor.

2017 Professional Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement – On a motion made by Mayor Sandham, seconded by Vice Chairman Maggio, Mr. Michael Carroll, Esq., Law Offices was appointed Board Attorney. All present were in favor.
- Appointment of Board Planner & Execution of Professional Services Agreement – On a motion made by Vice Chairman Maggio, seconded by Dr. Kornreich, Mr. Joseph Burgis, AICP, PP, Burgis Associates was appointed Board Planner. All present were in favor.
- Appointment of Board Engineer & Execution of Professional Services Agreement - Stan Omland, PE – Bowman Engineering – On a motion made by Committeeman Conklin, seconded by Mayor Sandham, was appointed Board Engineer. All present were in favor.

Appointment of Board Conflict Engineer & Execution of Professional Services Agreement - Paul W. Ferriero, PE, PP, CME, CFM, LEED AP - Ferriero Engineering, Inc. - On a motion made by Mr. Visco, seconded by Dr. Kornreich was appointed Board Conflict Engineer. All present were in favor.

COMMITTEE & LIAISON REPORTS

The following appointment of Committees/Liaisons was discussed and made by Chairman Lewis:

Board of Adjustment –Adam Adrignolo, Gary Lewis (Alternate)
Board of Health – Russ Lipari
Environmental Commission – Larry Kornreich
Water & Sewer – Art Maggio
Historic Preservation Review Commission – John Visco, Mr. Mudd (Alternate)
Design Review Committee – Tim Braden
Site Plan/Subdivision Committee – John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee – Jim Sandham, Gary Lewis
Open Space Committee – Paul Mudd
Master Plan – Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo
Highlands Legislation Review Committee – Gary Lewis
Fire Districts – Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)
Invoice Review – Tim Braden, Adam Adrignolo

BOARD DISCUSSION

Mayor Sandham shared the following with board members: that the Chamber meeting room was just rededicated in Mr. Vreeland's name, that the Township Committee will be meeting on January 21st to discuss the goals and objectives for 2017 along with Capital Expenditures, that the TC will be reviewing a request for a self-storage unit by the Senior House, and welcomed Mr. Lipari back to the Planning Board.

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 Mayor Sandham, seconded by Mr. Adrignolo. All present were in favor. None opposed.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

PMISC16-59 Wilfred MacDonald– 10 New Maple Ave Suite 303 - B: 171, L: 14 -4,500 s.f. office/27,500 s.f. warehouse for sales, parts and maintenance support of grounds maintenance equipment – hours of operation 9am-6pm M-F – 18 employees – 2 signs requested - overnight parking of 2 vans

Mr. Jay Bowen, Esq. was present on behalf of applicant if needed.

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

PB minutes
1/12/17

PMISC16-60 Montville Sprints – 223 Changebridge Rd- B: 138, L: 11 – 2,700 s.f. liquor store – 3 employees – 9am-10pm M-Sat; 12 pm-10pm Sun – signage in compliance with approved theme (Tuscany Village)

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

PMISC17-01 Christina Zen Studio – 638B Main Rd – B: 40, L: 52.01 – 708 s.f. photography studio – 1 employee – hours of operation 8am-8pm 7 days – signage requested (Towaco Village Station)

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

INVOICES

Michael Carroll, Esq – O/E for: \$776.25; Trust for: \$33.75 (Jo-El); \$33.75 (Woodland Properties); \$135 (Unilever 2016); \$135 (Living Water Tabernacle); \$33.75 (Tre Femme); \$67.50 (Montville Residency); \$1,417.50 (44 Hillcrest); \$202.50 (Avallone); \$135 (CH Properties); \$67.50 (Evangelical Rec Center); \$33.75 (Trax)

Bowman Engineering – Trust for: \$116.25 (Avallone); \$101.25 (Blank); \$116.25 (CH Properties); \$542.50 (44 Hillcrest); \$521.25 (44 Hillcrest); \$662.50 (K&K Windsor); \$526.25 (LWT); \$348.75 (Marotta Lamb); \$348.75 (Unilever 2016); : \$337.50 (Van Schaik)

Burgis Associates – O/E for: \$270; Trust for \$506.25 (Avallone); \$675 (CH Properties); \$168.75 (Christine Valmy); \$135 (Evangelical Rec Center); \$337.50 (44 Hillcrest); \$911.25 (Schoolhouse Plaza); \$592.50 (Trax)

Dorsey & Semrau – Trust for: \$30 (Montville Residency); \$105 (350 Main)

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, J. Sandham, N. Agnoli, L. Kornreich, J. Visco, R. Lipari & G. Lewis)

RESOLUTIONS

The resolutions were carried to the January 26, 2017 meeting.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP notifications to come before the board. Professionals were absent.

LEGAL/LEGISLATIVE UPDATES

There were no Legal Updates to come before the board. Professionals were absent.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

****PSPP/FSP16-23/PSOIL16-24 – PBNJ (Wawa)** – 16 Rt. 46 – B: 162, L: 7 – preliminary/final site plan with variances ACT BY: 3/31/17

PB minutes
1/12/17

**RESCHEDULED TO 2/9/17

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board. Professionals were absent.

CONCEPTS

There were no Concepts to come before the board.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Committeeman Conklin, seconded by Mr. Adrignolo, the meeting was unanimously adjourned at 7:59 p.m.

The next meeting scheduled is January 26, 2017.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of _____.

???, Sec.