

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, February 13, 2020

Chairman Lewis called the meeting to order at 7:30 p.m., welcomed everyone to the Montville Township Planning Board hearing, and asked everyone to turn off his or her cell phones. Ms. Mowles took the roll call.

ROLL CALL

PRESENT R. Conklin, T. Braden, A. Adrignolo, F. Cooney, J. Visco, N. Agnoli, P. Repic & G. Lewis

ABSENT EXCUSED A. Maggio; R. Lipari; L. Kornreich

ALSO PRESENT J. Mowles (Secretary)

PROFESSIONALS J. Burgis (Board Planner), S. Omland (Engineer) M. Carroll (Board Attorney) & Harold Malz, Traffic PE

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting.

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 - they met and heard 1 residential application and the Kekon Realty re-subdivision.

Board of Health – Mr. Lipari – not in attendance.

Environmental Commission – Dr. Kornreich – not in attendance

Water & Sewer – Vice Chairman Maggio – not in attendance.

Historic Preservation Review Commission – Mr. Visco – reorganized at their last hearing. Discussed the Young's Field plaque. Looking for update on 107 Changebridge.

Design Review Committee – Mr. Braden - they did not meet.

Site Plan/Subdivision Committee – Mr. Visco had no report.

Economic Development Committee – Chairman Lewis - the meeting is scheduled for next week.

Open Space Committee – Mr. Agnoli - no report.

Master Plan – Chairman Lewis – no report.

Highlands Legislation Review Committee – Chairman Lewis - no report.

Fire Districts – Mayor Conklin (Towaco) – Elections are this weekend and prepping for the 100th anniversary, Vice Chairman Maggio (Montville) was not in attendance, and Mr. Braden (Pine Brook) – no report

Township Committee Mayor's Report – Mayor Cooney reported Montville Day will be October 4th.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in Board Professionals.

SECRETARY'S REPORT

No report.

BOARD DISCUSSION

No discussion.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There being no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Visco, seconded by Mr. Agnoli. All present were in favor. None opposed.

PLANNING BUSINESS

By-laws – Discussion – carry to future hearing

WAIVERS

PMISC20-03 - Sprout Cleaners – 263 Changebridge Road – B:149, L:6 – 1,126 sf space for drop-off & pick-up dry cleaning store offering tailor services, **NO DRY CLEANING DONE ON PREMISES** - hours of operation: 6:30am – 6:30pm M-F, 8am – 5pm Sat - 4 employees, 2 shifts of 6:30am – noon & noon- 6:30pm - no overnight parking of vehicles – signage in accordance with complex theme and graphics provided

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Conklin. Roll Call. All in Favor by Voice Vote. None Opposed.

PMISC20-04 – Academic Excellence Center LLC – 115 Horseneck Road, Suite 7A – B:139.3, L: 7.3 – current tenant offering academic tutoring services downsizing to smaller 100 sf space – hours of operation: 3pm – 8pm M-S, closed Sun – 2 employees total - no overnight parking of vehicles – no new signage requested

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Conklin. Roll Call. All in Favor by Voice Vote. None Opposed.

INVOICES

Burgis Associates – O/E: \$150.00 **Trust for:** \$225.00 (44 Indian Lane); \$300.00 (44 Indian Lane); **Burgis Associates – Trust for:** \$712.50 (A-Rent-A-Center); \$1,612.50 (Montville 340 Changebridge Urban Renewal, Millcreek); \$712.50 (Prince Sterilization)

Hammal Associates - Trust for: \$2,020.90 (Montville Urban Renewal, Avalon); \$2,211.82 (Montville 340 Changebridge Urban Renewal)

Omland Associates – Trust for: \$155.00 (Kattel); \$831.75 (Montville Urban Renewal, Avalon), \$116.25 (Roome Road); \$1,046.25 (RWB)

A motion to approve the invoices was made by Mr. Braden, seconded by Mr. Agnoli. Roll Call. All in Favor by Voice Vote. None Opposed.

PB minutes
2/13/20

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

Mr. Omland discussed 2 residential applications.

LEGAL/LEGISLATIVE UPDATES

No legal update

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

PSPP/F/PSOIL19-13 – **Montville 340 Changebridge Urban Renewal (Millcreek)** – 340 Changebridge Road – B: 159, L: 5.01; AHR-2 – 295 units 47 of which are to be affordable units- Notice Acceptable
ACT BY: April 14, 2020

Present on behalf of the applicant: Andy Norin, Esq; Ben Crowder, PE; Jack Raker, AIA; Jarred Dinnen, Traffic PE ; Rich Murphy, Mill Creek Operations Manager

Court reporter present on behalf of the applicant.

Andy Norin, Esq – Requesting preliminary and final site plan approval for 295 unit residential development with 47 affordable housing units. AHR-2 zone.

Chairman Lewis – I saw a report from the Board Planner that indicated revised plans were received yesterday. That is not fair to the professionals and the public. There was correspondence, plans and exhibits that did not go through the Board Secretary. Mr. Norin – We are very appreciative that the board professionals did work with us. We submitted a set in error last week and sent to the Board professionals directly what was to be presented.

Mr. Norin – The site is currently improved with a vacant office building. There was a redevelopment plan adopted for this site. The application is compliant with the redevelopment plan. There is a variance for the off premises monument sign and minor RSIS de minimis exceptions. We received a comment from the Township Water and Sewer Department, which indicated that we had to pay for an upgrade to the pump station, and we have a settlement agreement that says we have sufficient sewer capacity for this site. Fred Semrau will be addressing that direct. We also received a report from the Traffic Safety officer today that indicates off tract improvements and we disagree with his suggestions as it relates to the off tract improvements.

Mr. Crowder, PE – sworn

A1 – aerial exhibit dated 2/13/20 source date 2015

Mr. Crowder reviewed exhibit A1 for the Board. To the north of the site is residential zone, industrial park and residences along Hook Mountain Road, residential homes along Changebridge Road. Access point is an existing signalized intersection. Lot 5.02 has an existing office building, no change to the office building or their parking facilities. Lot 5.01 has a vacant office building. Propose to be demolished.

PB minutes
2/13/20

Shared parking agreement with a portion of the parking on 5.02. Existing stormwater management basin on lot 5.01. Will maintain that basin and supplement it. Existing conservation easements are existing on tract. 90' wide that runs south to north along Hook Mountain and wraps around. Will provide a building layout of primarily what exists today.

A2 – site layout plan exhibit dated 2/13/20

Mr. Crowder – Proposed building is 4 ½ stories. Overall building height is 70'. 268 parking spaces in the garage on the first level; exterior there will be 264 parking spaces for a total of 532 parking spaces. Working with the owner of 5.02 for a shared parking agreement for an additional 53 spaces. Access to the site will remain from Changebridge Road. Met with the Pine Brook Fire Prevention Bureau as it relates to circulation of emergency vehicles on site. Underground stormwater management proposed to supplement existing stormwater management facility on site. Utility based shared services on site. Looped water main system proposed on site. Hydrant locations found to be adequate by the Fire Prevention Bureau.

Mr. Crowder – Propose new LED parking lot area lights. Fully compliant lighting plan. Pedestrian bollard lighting leading from lower parking area to upper parking lot area. Want to reface the existing monument sign.

A3 – photo of existing monument sign dated 2/13/20

Mr. Crowder – Sign is 7' in height. Propose to re-panel the sign with the development name on each side. External lighting as exists will remain. Mr. Norin – Working with the owner to see how much of the sign will be for our development and how much for his tenants. Currently just asking for a change in the lettering on the sign and will come back in the future for changes. Mr. Burgis – We do need to have the sign colors and details. Mr. Norin – We can stipulate that the sign will meet the ordinance for colors.

Rich Murphy, Mill Creek – sworn

Mr. Murphy – We do not know if there will be 1 or 3 tenants in the office building. We are fine with coming back later to discuss the sign. Sign variance withdrawn and applicant to return at a later date for monument sign approval.

A4 – Pine Brook Neighborhood exhibit dated 2/13/29

Mr. Crowder – Reviewed different views from the residential neighborhoods and the industrial building.

A5 – Hook Mountain Road Cross section A dated 1/23/20

Mr. Crowder – Reviewed grade changes on site.

Mr. Omland- Treatment works required from DEP. Clarification from Water and Sewer will be received. Asked the applicant if he will comply with the most recent report dated 2/7/20. Mr. Crowder indicated that the applicant would comply. Mr. Omland – Will you be intruding upon the conservation easement? Mr. Crowder - There is a small portion of the conservation easement that will be disturbed in order to put in a footing. Mr. Norin – We would need the board's permission to disturb within the conservation easement and then would replant. Mr. Omland - The area of disturbance will need to be clarified prior to the next hearing. Chairman Lewis indicated that distinct limits of disturbance will be required to be established on the plan. The applicant agreed to crown the parking lots to eliminate the chance of ponding. The applicant agreed to off school bus hours for soil movement. Mr. Crowder reviewed the

PB minutes
2/13/20

staging during construction. No construction vehicles or equipment will be placed on lot 5.02. Will comply with the Township Blasting Policies. Parking lots will be reconstructed if damaged during construction.

Chairman Lewis opened the meeting to the public on Mr. Crowder's testimony.

Janet Koskoff – Asked about the cross easement parking agreement. Mr. Norin indicated that the document is not currently finalized. Mr. Omland – The shared parking agreement will be a condition of the board's approval. Ms. Koskoff voiced concerned about stormwater runoff. Mr. Crowder – There will not be additional runoff from the property post construction, it will be reduced.

The meeting was closed for public comment for this witness in a motion made by Mr. Visco; seconded by Mayor Cooney; - All in Favor by Voice Vote. None opposed.

9:02pm 10 minute break; Resumed meeting 9:12pm

Jack Raker, AIA – sworn

A6 – PowerPoint presentation

Mr. Raker – Presented the PowerPoint presentation for the Board. 295 dwelling units; 248 market and 47 affordable. Market unit breakdown - 100 1 bedroom; 116 2 bedroom; 28 2 bedrooms with dens; 4 3 bedroom units. Affordable unit breakdown - 29 2 bedroom units and 18 3 bedroom units. Elevators spread throughout the garage. Loading area set up for move-ins. Trash rooms located at every level with chutes. The trash is compacted and brought out to the curb for trash pickup. Reviewed amenities: Fitness area (2 level), game room, club room, lounge, work space area, pet bathing area, outdoor seating areas, grilling stations, rooftop amenity with bar. Reviewed architectural variations proposed for the building. Reviewed the floor plans for the Board.

Mr. Burgis – There is a discrepancy between the planner's numbers and your numbers. Mr. Raker – The numbers I testified to this evening are the correct numbers. The Applicant's Planner's report to be revised to reflect the proper unit breakdown. Mr. Burgis – If the dens have windows and closets it will be considered a bedroom. Please review the settlement agreement to make sure you comply. Mr. Burgis – Inconsistencies with parking calculations between Architect and Engineer on the plans. Mr. Burgis – Clarify common element rooms. Concerned the wall shown in the photo of the rooftop amenity with the TV attached to it. Mr. Raker – We will comply with all height restrictions. Electric charging stations are to be delineated on the plan. Bike racks are to be delineated on the plan. Need sign details on the entry canopy. Updated garage layout plan to be submitted.

Mr. Omland – Are you sprinkling the garage? Mr. Raker – Yes, fully sprinklered. Mr. Omland – Any activities that would disturb the surrounding neighbors i.e. piped music, bands, etc? Mr. Raker – No. HVAC units will not be seen, they are placed in a well on the roof. Mr. Malz – Are the parking spaces to be assigned? Mr. Murphy – No. Easypass access to the lower garage. Will give out only as many cards as the number of parking spaces in the garage. Others will have to park outside.

Chairman Lewis opened the meeting to the public on Mr. Raker's testimony.

Janet Koskoff – previously sworn

Concerned with the noise from the compressors on the rooftop. Currently hears it from the office building. Mr. Raker – The residential building rooftop units are smaller than the office building and we will comply with the noise ordinances.

PB minutes
2/13/20

Giovanni Lemond – 6 Woodmont Rd – What is the maximum occupancy? Mr. Murphy – The average occupancy is typically around 1.5 persons per unit so around 450 people.

The meeting was closed for public comment on a motion made by Mayor Cooney, seconded by Mr. Agnoli - All in Favor by Voice Vote. None opposed.

Due to time constraints, the application was carried with notice preserved to March 12, 2020.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There was no Correspondence to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

In a motion by Mr. Visco, Seconded by Mayor Cooney the board moved into closed session to discuss pending litigation. All in favor by a voice vote, none

ADJOURNMENT

Upon return from closed session and there being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Mr. Braden, seconded by Mr. Visco, the meeting was unanimously adjourned at 10:15 pm.

Respectfully submitted,

Jane Mowles, Secretary

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

Jane Mowles, Secretary