

MONTVILLE DESIGN REVIEW COMMISSION

Start time: 9AM

MINUTES of March 9, 2021

Held Virtually

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.

ROLL CALL

Joe Nadler - Present
Richard Conklin - Present
Thomas Burns - Present
Tony Garrett - Present
Robert Panza - Present
Tim Braden (Planning Board) - Present
Erik Wolfe - Present
Joseph Stellato - Present
VACANCY

LIASON REPORTS

Township Committee - Mr. Conklin – no report
Planning Board – Mr. Braden – No Report
Zoning Board – Annabel Pierce – No report
Land Use – Millcreek and Avalon Bay are under way

OLD BUSINESS

NEW BUSINESS

PSPP/FC/PSOIL21-0 – Catbridge Machinery – 115 Main Rd – B: 51, L: 28.01

Present on behalf of the applicant: Marc Walker; Michael Pappas, Applicant; Joseph Marra, Architect

Mr. Walker – Existing 70,000 s.f. building. Parking in the front. Access drive to rear of building. Requesting to construct approximately 10,000 s.f. addition to the rear of the building within an existing lawn area. Will not impact the existing parking or loading area. The company makes the machines that make the masks that everyone is wearing during these times. Propose an 8' high PVC privacy fence. Re-doing lighting for entire site. New signage is proposed. 4' x 3' on a pedestal with the address on the sign. Will meet all the zoning requirements. Propose landscaping at the base of the sign. Double sided sign. Externally lit.

Mr. Marra – 10,370 s.f. addition just below the height of the existing building. Have to accommodate existing roof drains. White TPO roof and metal fascia system. The gutters drain toward the rear of the property to an underground drainage system. The existing building has a pre-cast concrete panel system. 2 color beige appearance. The addition will be slightly darker but will complement the existing façade. A crane rail system will be installed in the building, which will help move product. Floors will match each other. Will be fully sprinkled. LED lights.

Mr. Garret – Likes the different roof heights. Made suggestions as it relates to the concrete blocks proposed. Requested foundation plantings to improve the aesthetics. Mr. Walker agreed. Mr. Garrett requested that plantings by the monument sign should be captured in a mulch bed. Mr. Walker agreed.

Mr. Conklin – Concerned with commercial look of the sign and LED's as opposed to amber lighting. Something to match a future streetscape. Mr. Walker – We have existing streetscape lighting fixtures. There were a few LED fixture proposed because they need to be replaced. Can replace the one fixture along the front with the streetscape fixture to match the layout. The signage has a more modern look. Mr. Garrett suggested that the masonry base be more in line with a paver type look. Mr. Walker will look into stonework on the base. Mr. Burns requested that the stonework match the color of the building (earth tones).

Ms. Janowitz requested that this application go before the HPRC since it abuts the canal. Concerned about the wall proposed. Mr. Walker – It is a fence proposed, 24 footings 40" deep. Ms. Janowitz – That is excavation. Ms. Mowles will review the HPRC ordinances and contact the applicant's attorney.

Motion to approve subject to sign base to be stonework in earth tones; foundation landscaping; mulch bed and landscaping around sign; masonry exposed color with water repellent, change of light fixtures in the front of the building to Towaco Center lighting; amber lighting in the front of the building, all materials and colors to be printed on the site plans; made by Mr. Garrett; Second: Burns; Roll call: Unanimous

PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 87, L: 1

Present on behalf of the applicant: Susan Rubright, Esq.; Dan D'Agostino, Arch; John Corak, PE; Pasquale Suriano, applicant

Ms. Rubright – 13 Acre property. 70 units including 14 affordable housing units. This is part of the Affordable Housing Settlement Agreement.

Dan D'Agostino – This site has been looked at for Affordable Housing a couple of times in the past. This is a very challenging site. A small buildable footprint is allowed due to wetlands on the property. 6 total buildings with a different number of units per building. 169 parking spaces. 36 unit building will be 3 stories from the front parking area and 4 stories from the rear. There is also a 9 unit building; a 5 unit building; 2 6 unit buildings and an 8 unit building. Development will not be apparently visible from the street. Every other townhouse will have stone siding or hardy plank siding. The multifamily building will have a mixture of the stone veneer and hardy plank siding. Awnings with brackets proposed. There is a parking garage to the rear of the property under the multistory building making it 4 stories in the rear of the building. Rooftop equipment will not be seen from the ground. Townhome units will have a 1 car garage and a maximum of 3 bedrooms. Truss roofs proposed.

Mr. Nadler voiced concern over the amount of parking because 3 bedroom unit townhomes may need 3 or more cars. Mr. Garrett asked for the façade on the multifamily building to be simpler. Tim Braden – I like the façade, metal roofs and would like to see more of the stonework. Mr. Burns liked the architecture as presented. Mr. Braden would like to see the materials and colors. Mr. Garrett – You will have to put a schedule of materials/colors on your plans. Get this information to us as soon as possible. Mr. Conklin asked the applicant to look at the Doremus house across the street for material suggestions. Mr. Garrett – Suggested looking into a green roof since there is a tub basin proposed on the multifamily building. Mr. D'Agostino will look into it. Mr. Garrett – Are common areas proposed? Mr. D'Agostino – We are so restricted with this site due to wetlands and we could not even put in a walking path or gazebo. Mr. Garrett – Concerned with the amount of 3 bedroom units and no recreational area on site. Mr. D'Agostino – We are required to build the 3 bedroom units we do not want to have them. Mr. Braden – Would like to see recreation components to the site.

Mr. Stellato – Signage? Mr. D'Agostino – We do not have final specs for signage as of yet. Mr. Suriano – The development has not been named as of yet so the signage is in compliance with the ordinance but the name on the sign is not determined to date.

The application has many positive attributes but the applicant must to return to the Design Review Committee with material samples; outdoor recreational options; discussion on landscaping; actual sign details.

MINUTES

Minutes of 2/9/21 – Eligible: Garrett, Braden, Burns, Stellato, Panza, Nadler

Motion to adopt made by: Stellato; Second by: Braden; Roll call: Yes - Garrett, Braden, Burns, Stellato, Panza, Nadler

ADJOURNMENT

Respectfully submitted,

Jane Mowles