

**MONTVILLE TOWNSHIP  
MASTER PLAN SUBCOMMITTEE**

6:00 p.m. start time  
Main Conference Room  
MINUTES FOR March 12, 2020

**ROLL CALL**

Mr. Gary Lewis, Chairman – Present  
Mr. John Visco - Present  
Mr. Adam Adrignolo - Present  
Mr. Russ Lipari - Present

Planning Board Planner: Joseph Burgis PP - Burgis Associates – Present via phone  
Township Staff: Jane Mowles, Land Use Administrator - Present

**PLANNING BUSINESS**

Discussion of Zoning Ordinances

Joe Burgis – The changes to the zoning ordinance flow from the Master Plan Re-examination. There are a couple of issues that still need resolution.

**Definition Section:**

Minor changes in the following definitions Agricultural Activities, Basement, Buffer, Cellar, Farm, Lot Area, Story. Lot area – the words “by easement” should be put back into the document.

**DEFINITIONS ADDED:**

ALTERNATIVE TREATMENT CENTER (ATC) – The permitted alternative treatment center authorized to grow and provide registered qualifying patients with medicinal marijuana and related paraphernalia in accordance with the provisions of the Compassionate Use Medical Marijuana Act (CUMMA).

Mr. Burgis – To be permitted in two different Industrial Zones; retail not permitted.

BREWERY – An establishment licensed under N.J.S.A 33:1-10 to manufacture alcoholic beverages and to sell and distribute the products to licensed wholesalers and retailers. Such uses may manufacture, sell and serve alcoholic beverages to consumers on a licensed premise for consumption on site, but only in connection with a tour of the brewery, or for consumption off the premises. Breweries may include warehousing and off-site distribution of alcoholic beverages consistent with state law and applicable licensing from the Township of Montville.

Mr. Burgis – To be permitted in two Industrial zone.

ELECTRIC VEHICLE CHARGING STATION – An electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

Mr. Burgis – Regulatory provisions provided. Extensive discussion on branding/advertising. Committee consensus: Mr. Burgis to come back with an acceptable size for logo. Strike letter B section under accessibility.

FARM ANIMALS – Livestock and pastoral farm animals and fowl including dairy and beef cattle, oxen, poultry, sheep, horses, ponies, mules and goats.

FARM MARKET – A facility used for the wholesale or retail marketing of the agricultural output of a farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least fifty-one percent (51%) of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the farm, or at least fifty-one percent (51%) of the sales area shall be devoted to the sale of the agricultural output of the farm. (Synonymous with “farm stand.”)

STORY, HALF – A space under a sloping roof which has a line of intersection of the roof and wall face not more than three (3) feet above floor level in which space the possible floor area with head room of five (5) feet or less occupies at least thirty-five percent (35%) of the total floor area of the story directly beneath.

Existing “Regulation of Slopes,” shall be deleted in its entirety and a new section of Regulations of slopes provided.

Revisions made to the Right to farm Ordinance.

D. Buffer design. All buffers required by §230-143.2.A shall be designed as follows:  
(1) The buffer area shall be used only as a buffer planting strip on which shall be placed evergreen trees, shrubbery, berms, hedges, fencing and/or other suitable elements sufficient to constitute an effective screen. Buffers shall provide a year-round visual screen.

Mr. Burgis to add to the extent feasible. Add a #5 for fences, walls, etc within the buffers.

Reconstituted the previous suggestions on Houses of Worship which did not get codified previously.

Committee consensus to hold comments on outdoor storage for further discussion. Mr. Burgis to compile information on restrictions of amount of outdoor storage and types of outdoor storage.

The term Small Animals are to be more defined along with Fowl.

Discussion ensued on clarification of service stations ordinance. Clarification of Buffer depth section. Increase the setback for manure storage.

The next meeting will be April 9, 2020 at 6pm.

## **ADJOURNMENT**

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

\_\_\_\_\_  
Jane Mowles, Secretary