

**MONTVILLE TOWNSHIP PLANNING BOARD
& BOARD OF ADJUSTMENT JOINT MEETING**
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, April 12, 2018

Chairman Lewis called the meeting to order at 7:30 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, R. Cook, J. Visco, R. Lipari, J. Sandham & G. Lewis

ABSENT EXCUSED A. Maggio, L. Kornreich & N. Agnoli

ALSO PRESENT J. Mowles (Secretary) & K. Kehoe (Recording Secretary)

PROFESSIONALS Joseph Burgis (Board Planner)

PROFESSIONALS ABSENT EXCUSED - S. Omland (Board Engineer)
& M. Carroll (Board Attorney)

ALSO PRESENT from TOWNSHIP COMMITTEE

Deputy Mayor Cooney & Mr. Kayne

ALSO PRESENT from BOARD OF ADJUSTMENT

Mr. Moore, Ms. Lawrence, Ms. Pierce, Mr. Marinello, Mr. Driscoll, Mr. Cain, Mr. Shirkey, Mr. Wechsler & Ms. Miller-Sanders

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.

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting. Although not Planning Board business, he shared that Gov. Murphy signed a bill by Senators Webber and Pennacchio regarding school district misconduct with the public.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo had no report.

Board of Health – Mr. Lipari said they met Monday, but had no report.

Environmental Commission – Dr. Kornreich was absent.

Water & Sewer – Mr. Maggio was absent.

Historic Preservation Review Commission – Mr. Visco had no report.

Design Review Committee – Mr. Braden had no report. Committeeman Cook reported that the Twp. Committee expanded the DRC membership numbers and they are now looking for additional members.
Site Plan/Subdivision Committee – Mr. Visco said they met last week, where 5-6 waivers were approved.
Economic Development Committee – Mr. Lewis said the March meeting was canceled.
Open Space Committee – Mr. Agnoli was absent and Mr. Sandham had no report.
Master Plan – Chairman Lewis said it would be discussed during tonight’s meeting.
Highlands Legislation Review Committee – Mr. Lewis had no report.
Fire Districts – Committeeman Conklin (Towaco) reported that their dinner dance was coming up soon and that all emergency services in town could always use volunteers, Mr. Maggio (Montville) was absent, and Mr. Braden (Pine Brook) had no report.
Township Committee Mayor’s Report – Mayor Conklin reported that there was an incident that occurred the other night, which is a lesson learned for all boards and committees. He mentioned the upcoming Arbor Day event, MBSA Kickoff Parade, Earth Day Celebration, and that the ordinance to increase DRC members.
Invoice Review Committee – To be discussed during invoice approvals if necessary.

SECRETARY’S REPORT

Secretary J. Mowles had no report.

BOARD DISCUSSION

Mr. Sandham reported that he would be absent at the next meeting.

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 Mr. Lipari, seconded by Mr. Visco. All present were in favor. None opposed.

PLANNING BUSINESS

Master Plan Re-Examination Kick Off

Chairman Lewis reported that the meeting was extended to include the Board of Adjustment and Twp. Committee members, and that Mr. Burgis was here to explain what the Master Plan is and the process through a power point presentation. Mayor Conklin discussed the quality of life for Montville, property value, public input, and public contribution. Board of Adjustment Chairman Marinello explained that they were here as a board, so they could better understand the Planning Board and Twp. Committee recommendations, to offer their services, and education. Chairman Lewis said that the challenge for the Planning Board is public input. He discussed the publication process, progress, soliciting comments, and public outreach.

Mr. Burgis introduced his PowerPoint presentation dated 4-12-18 on the Master Plan Reexamination Report regarding content and process. He reviewed the following items: Difference between a Master Plan and a Periodic Reexamination, Brief Description of Master Plan, Who’s Involved, Master Plan Elements (required and optional), Previous Efforts, Changes & Successes Since 2010, and the Reexamination Report regarding the Background and Content including examples of existing goals and objectives. He summed up why this is such an important process. Chairman Lewis asked for Planning Board member comments and questions. They asked questions on the time frame and vacant properties. There were no questions from the Board of Adjustment or Twp. Committee. Chairman Lewis explained that the plan for now was to activate the Master Plan Sub-Committee. He said that the sub-committee would be doing a lot of the leg work and that all meetings will be advertised and opened to the public including board members. Once it is drafted it will be posted on the township website and available for public comment. He explained that the Planning Board makes recommendations not decisions, that this is

not a closed process, and nothing is predetermined. He said that the best vision is collectively and there will ultimately be a public hearing. He once again said how important it is for the Montville residents to get involved before and not after the fact. There was no public comment or questions.

By-laws – Discussion

Mr. Braden and Mr. Adrignolo reviewed and shared comments. Mr. Braden discussed the recusals and excuses not to be involved with an application, whether to identify why, and whether to stay during the testimony. Board member discussion followed. Input from counsel was requested. Mr. Braden and Mr. Adrignolo commented further on the need for the Board of Adjustment members due to conflicts and the wording involved. The voting order of board members including alternates was discussed, but they will also seek input from counsel. Chairman Lewis reminded board members of discussion outside board meetings.

Lot coverage – Discussion

Chairman Lewis and Mr. Braden discussed examples such as excessive green space and impervious coverage. Members commented and shared concerns. This item will be addressed during the reexamination. There was a reminder that each application is looked at on an individual basis.

WAIVERS

There were no Waivers to come before the board.

INVOICES

Burgis Associates – Trust for: \$101.25 (Commorato); \$270.00 (525 Realty 263 Changebridge); \$101.25 (Marotta); \$978.75 (McDonalds); \$67.50 (Rails Wine Cave); \$337.50 (SDDV); \$1,755.00 (350 Main Site Plan); \$742.50 (350 Main Site Plan); \$945.00 (Towaco Station)

Dorsey & Semrau - Trust for: \$105.00 (Towaco Station)

MP Carol – Litigation: \$1,080.00 (PBNJ); \$1,600.00 (PBNJ); Trust for: \$67.50 (Addiegray); \$67.50 (Avallone); \$33.75 (Chabad); \$405.00 (McDonalds); \$33.75 (RD America); \$33.75 (SDDV); \$540.00 (350 Main); \$1,890.00 (Towaco Station)

Omland Associates - O/E \$155.00; Trust for: \$387.50 (Avallone); \$232.50 (Chabad); \$67.50 (Schoolhouse); \$232.50 (SDDV); \$1,162.50 (Towaco Station)

The invoices were approved on a motion made by Mr. Braden, seconded by Mr. Adrignolo. Roll Call. All in Favor. None Opposed.

RESOLUTIONS

PEXT18-02 Mainardi (Cortese) – 1 Barnet Rd- B: 160.2, L: 4 – 2nd request for extension of approvals to 3/13/19 – Granted – Eligible: Braden, Cook, Lipari, Sandham, Lewis

A motion to approve the resolution was made by Mr. Braden, seconded by Mr. Lipari. Roll Call of Eligibles. All in Favor. None Opposed.

MINUTES

Planning Board minutes of 3/22/18 – Eligible: Cook, Braden, Lipari, Sandham, Lewis

A motion to approve the minutes was made by Mr. Braden, seconded by Mr. Lipari. Roll Call of Eligibles. All in Favor. None Opposed.

PB minutes
4/12/18

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative updates to come before the board.

NEW BUSINESS

There was no New Business to come before the board.

OLD BUSINESS

There was no Old 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

There was no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. In a motion made by Mr. Lipari, seconded by Mr. Adrignolo, the meeting was unanimously adjourned at 8:56pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

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

Jane Mowles, Secretary