

MONTVILLE TOWNSHIP PLANNING BOARD
SUBCOMMITTEE MEETING
MINUTES FOR FRIDAY, MAY 18, 2018
Start Time 9:00AM
195 Changebridge Rd. - CONFERENCE ROOM

ROLL CALL - 9:03 am

Mr. John Visco, Chairman - Present
Mr. Tim Braden - Present
Mr. Arthur Maggio - AE
Mr. Nick Agnoli - Present
Rich Conklin, Mayor - Present

Township staff: Carla Mecionis;

OLD BUSINESS

NEW BUSINESS

WAIVERS

PMISC18-20 - Dreamers Spa LLC - 36 Route 46, Pine Brook – B: 176, L:4.2 - 1200 s.f. space for massage therapy/wellness center – 2 employees - hours of operation 10 am-10 pm, M-S – no overnight parking of vehicles- new sign to measure 6’L x 1’6.5”H; replacing one half section of existing sign space

Motion to approve subject pending approval of outstanding required reports made by Mr. Conklin;
Second by: Mr. Agnoli; Roll call: Unanimous

PC18-04 29-46 East LLC – 29 Rt. 46 & 12 Chapin Rd – B: 183, L: 8 & 9 – concept review additional parking.

Present: Calogero & Giuseppe Badalmenti, applicants; Joseph Miannecki, P.E., P.P., Mianeck Consulting Engineers

Variances/Waivers Requested:

Schedule D: exceeding allowable impervious coverage; Chapter 230-190: reduction of required number of parking spaces; Chapter 230-80: reduction of distance from property line to parking spaces

Mr. Mianeck described location of Woodstack; proprietors purchased an appendage to the property (Lot 9) with 100’ frontage on Chapin Road to accommodate additional parking and provide access off Chapin Road in addition to Route 46; applicant requesting variances listed

Discussion:

Mr. Braden - seating versus parking required; size of proposed outdoor patio; # of seats. Mayor Conklin - cost factor. Mr. Agnoli - 94 additional seats outside; 65 spaces deficient; location of valet given deficiency. Mr. Badalamenti - trying to remove valet parking. Mr. Braden -

deficient in parking now with stacking, proposing to lose valet will increase deficiency. Mr. Agnoli - what is plan B when restaurant is packed and parking is already 65 spaces deficient. Mr. Badalamenti - will utilize valet when/as needed. Mr. Agnoli - how will valet operate if set up for conventional parking. Mr. Braden - how is switch made from conventional to valet parking and back again.

Mr. Mianecki - offered that patio will be slow when inside is busy and vice versa. Mr. Visco - how will Woodstack notify customers of Chapin Road access. Mr. Mianecki - access out back will greatly help circulation in the parking lot. Mr. Agnoli - can Chapin Road access be kept open with valet stacking. Mr. Braden - wants to see plan for valet parking. Mr. Mianecki - possibly close Chapin Road access. Mr. Agnoli - closing that access will confuse clientele and cause parking on the street. Mr. Agnoli - reference 4 on site plan, entire property out of flood plain?; affect (if any) on flood map & MUA easement in parking area

Mr. Braden - looking for 88.6% max impervious coverage; done any testing. Mr. Mianecki - underground retention system; 100% contained pipes with storm filter.

Suggestions:

- Rails agreed to close 3rd floor when wine cellar is open. Woodstack can close sections of restaurant when patio is open
- Talk about the numbers and what affects the numbers
- Remove seating above the bar
- Remove seating comment on stage
- Cantilever umbrella
- Do something to increase impervious coverage number; add greenery to frontage
- Have handouts outlining the options

Meeting adjourned 9:58 am.

Carla Mecionis