

**MONTVILLE TOWNSHIP PLANNING BOARD**  
Held at: 195 Changebridge Road, Montville Municipal Building  
**Minutes of Thursday, June 14, 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, A. Maggio, R. Cook, J. Visco, N. Agnoli & J. Sandham & G. Lewis

**ABSENT EXCUSED** L. Kornreich & R. Lipari

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

**PROFESSIONALS** John Szabo (Board Planner), S. Omland (Board Engineer) & M. Carroll (Board Attorney)

**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 said they met on 6/2/18, where two applications were heard.

Board of Health – Mr. Lipari was absent.

Environmental Commission – Dr. Kornreich was absent.

Water & Sewer – Mr. Maggio had previously sent out his report and discussed the aquifer improvement.

Historic Preservation Review Commission – Mr. Visco said they have not met, therefore no report.

Design Review Committee – Mr. Braden reported they met on Tuesday and will be hearing an application for an internally lit sign at the July meeting.

Site Plan/Subdivision Committee – Mr. Visco said they met 5/18/18. There was an application for a concept review and another application was approved.

Economic Development Committee – Mr. Lewis was away and missed the meeting. Mayor Conklin said there was a joint meeting and Mr. Driscoll did a nice presentation.

Open Space Committee – Mr. Agnoli had no report.

Master Plan – Chairman Lewis said they had their first meeting last month, where a timeline was established. The next meeting is scheduled for 7/12/18.

Highlands Legislation Review Committee – Mr. Lewis had no report.

Fire Districts – Committeeman Conklin (Towaco) reported that they are building a storage building, Mr. Maggio (Montville) had no report, and Mr. Braden (Pine Brook) had no report.

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Township Committee Mayor's Report – Mayor Conklin reported on the upcoming 4<sup>th</sup> of July festivities starting on 6/28/18, final school security, and the appointment on Mr. Deane Driscoll, Sr. to the DRC.  
Invoice Review Committee – To be discussed during invoice approvals if necessary.

### **SWEARING IN OF PROFESSIONALS**

Mr. Carroll swore in board professionals.

### **SECRETARY'S REPORT**

Secretary J. Mowles requested from Mayor Conklin the need for two more members to be appointed to the DRC.

### **BOARD DISCUSSION**

Chairman Lewis inquired about the activity on the Milan property. Secretary J. Mowles reported that they are doing a clean-up of vegetation only.

### **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. Visco, seconded by Mr. Adrignolo. All present were in favor. None opposed.

### **PLANNING BUSINESS**

Chairman Lewis would like to bring in the industrial owners for a report on the market status in town.

### **WAIVERS**

**PMISC18-23 Belair Instrument Company LLC d/b/a Avantik** – 19 Chapin Road, Building C – B: 184, L: 7.02 - 44,274 SF (21,886 SF office/18,345 SF warehouse/4,043 SF Mfg) - Service, repair, warehousing & distribution of medical and laboratory equipment and supplies, as well as general office and administration – 50 employees – hours of operation: 7:00 am - 6:00 pm, M-F - one full size delivery van, one GMC pickup truck, & one 5'x8' trailer to be parked at rear of building overnight – no new sign requested, tenant name to be added to monument directory sign

A motion to approve the waiver was made by Mr. Visco, seconded by Mr. Maggio. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**PMISC18-24 Kearfott Corporation** – 19 Chapin Road, Building C – B: 184, L: 7.02 - 83,715 SF (40,772 SF office/8,873 SF warehouse/34,071 SF mfg) - Laboratory & manufacturing operations for electronics, and office and warehousing activities – 140 Total employees - hours of operation: 5:30 am–5:30 pm M-F, weekends as required and 2-3 overnight (5:30 pm-5:30 am) security personnel – Ford Econoline van and Ford box truck parked overnight – no new sign requested, tenant name to be added to monument directory sign

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Adrignolo. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**PMISC18-25 T&G Industries, Inc.** – 19 Chapin Road, Building D – B: 184, L: 7.02 - 34,500 SF (4,300 SF office/30,200 SF warehouse) warehousing of office equipment (printers/scanners) and administrative offices - 20 employees – hours of operation: 5:00 am-8:00 pm, M-F - no overnight parking of vehicles – no new sign requested, tenant name to be added to monument directory sign

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A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Maggio. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**PMISC18-26 Tara-Lyn Pilates LLC** – 321 Changebridge Road, Unit 404, Pine Brook – BL: 160.2, L:18 -2522 SF studio space - Teach the pilates method of body conditioning to the general population via classes and consult/instruct special targeted populations via private sessions – 2-3 employees – hours of operation: 7:00 am-8:00 pm, M-Sat - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bonze applied letters)

A motion to approve the waiver was made by Mr. Maggio, seconded by Mr. Visco. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**PMISC18-27 Total Force Wrestling LLC** – 321 Changebridge Road, Unit 403, Pine Brook – BL: 160.2, L:18 - 3678 SF studio space - Existing tenant relocating to another unit - Teach wrestling techniques to small group classes of the general – 1 employee – hours of operation: 6 am-8 am, 2 pm-10 pm, M-F, 10am-8pm, Sat& Sun - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bronze applied letters)

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Adrignolo. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**PMISC18-28 Millea Bros.** – 321 Changebridge Road, Unit 303, Pine Brook – BL: 160.2, L:18 - 4783 SF warehouse space - Existing tenant relocating to another unit – sole purpose is additional storage – 1 employee – hours of operation: 9:00 am-5:00 pm M-Sat - no overnight parking of vehicles – signage in compliance with RBR Investment Company (bronze applied letters)

A motion to approve the waiver was made by Mr. Adrignolo, seconded by Mr. Visco. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

### **INVOICES**

**Burgis Engineering** – Litigation \$202.50 (PBNJ): Trust for: \$236.25 (Avallone); \$33.75 (Cortese Extension); \$270.00 (McDonald's); \$236,25 (RD America); \$945.00 ( DRA 350 Main); \$810.00 (Towaco Station)

**MP Carroll** – Litigation \$1,72.00 (PBNJ): Trust for: \$33.75 (Addie Gray); \$33.75 (263 Changebridge/525 Realty); \$1,080.00 (McDonald's); \$33.75 (RD America); \$67.50 (SDDV); \$1,147.50 (DRA 350 Main); \$202.50 (Towaco Station);

**Omland Associates** – Trust for: \$271.25 (Addie Gray); \$232.50 (263 Changebridge/525 Realty); \$193.75 (RD America); \$116.25 (Towaco Station)

Mr. Braden asked for a clarification on the invoice for MP Carroll. Should be \$1720.00 not \$1,72.00.

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

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### **RESOLUTIONS**

There were no Resolutions to come before the board.

### **MINUTES**

Masterplan Subcommittee minutes 5/24/18 – Eligible: Visco; Lewis; Adrignolo

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

Planning Board minutes of 5/24/18 – Eligible: Visco; Adrignolo; Conklin; Kornreich; Lewis

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

### **LOI/DEP NOTIFICATIONS**

Mr. Omland reviewed six or seven DEP letters seeking engineering approvals.

### **LEGAL/LEGISLATIVE UPDATES**

Mr. Carroll had no Legal/Legislative updates for the board.

### **NEW BUSINESS**

**PMN/C17-16 Newark Jersey Co** – 8 Kanouse Ln - B: 59.04, L: 14.01 – minor subdivision with variances  
ACT BY: 9/6/18

Present on behalf of the applicant was Mr. William R. Fried, Jr., Esq., and Mr. Petry, Engineer & Planner.

Mr. Fried summarized. He said they are seeking a minor subdivision with variances. He briefly described the property zoning, square footage, sub-division of lots, setbacks and overall area.

Mr. Petry was sworn in and his credentials accepted.

Mr. Petry testified on the engineering portion of the application. He spoke on previous property inspections, the variances requested regarding lot size, lot width and buildable area, and the slopes.

Exhibit A-1 (Aerial Photo of Montville Twp. Property Overlay) was submitted. He reviewed the 2015 aerial including the scale, address, and location.

Exhibit A-2 (Two Aerial Photos of the Existing Site from 1995 and 2007) was submitted. He reviewed the existing driveway, site today, frontage, and Crooked Brook location.

Exhibit A-3 (Colorized Steep Slope Map) was submitted. He reviewed the steep slope disturbance, square footage, and the town engineer comments from 5-16-18 regarding correcting the storm water management.

Exhibit A-4 (Colorized Limit of Disturbance regarding Storm Water Management) was submitted. He discussed the conceptual plan of the dwelling and grading.

Mr. Petry testified on the planning portion of the application. He reviewed the town planner's letter regarding the driveways including the stipulation of setbacks and his interpretation. Mr. Szabo explained it was the code and not interpretative. They applicant will agree to comply with engineer and planner comments and accept conditions. Mr. Petry discussed the site triangles including what they are proposing,

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aspects of variance, buildable lot area variance, C1 & C2 criteria, existing area with topographic hardships, lot size, and streetscapes.

Exhibit A-5 (Photo Board with Condition of Existing & Adjacent Properties) was submitted. The pictures were taken by Mr. Petry. He reviewed the following items: existing adjacent homes, completing the streetscape, appropriateness, population density, little or no detriment, no negative effects, negative criteria, goal of Master Plan, residential character, minor deviations, and MLUL.

Mr. Omland asked questions regarding the previously disturbed soils, slopes, storm water plan submission, and limit of disturbance. They agreed to limit to less than ½ acre each of disturbance and to include the storm water management plan. Mr. Szabo felt the applicant addressed his issues. He felt this option was closer to conformity. There were no board member questions. Chairman Lewis thanked them for including the surrounding lot square footage on the plans.

Chairman Lewis opened the meeting to the public on Mr. Petry's testimony. There being no discussion, the meeting was closed for public discussion on a motion made by Mr. Visco, seconded by Mr. Adrignolo - All in Favor by Voice Vote. None opposed.

Mr. Fried thanked the board for their time. He feels the homes will complement and complete the streetscape in an appropriate manner. He asked for the application to be granted.

A motion to approve the application with a deed restriction of disturbance to ½ acre and the submission of the storm water management plan was made by Mr. Braden, seconded by Mr. Sandham. Roll Call. All present were in Favor. No opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, J. Visco, N. Agnoli, J. Sandham & G. Lewis)

**\*\*PMS/C18-03 – 525 Realty Holding 2018 – 263 Changebridge Rd – B: 149.04, L:6 – minor site plan with variances**  
ACT BY: 9/12/18

\*\*Applicant requested to reschedule application to 7/12/18 notice required

### **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. Adrignolo, seconded by Mr. Maggio, the meeting was unanimously adjourned at 8:35pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

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

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