

**MONTVILLE TOWNSHIP  
MASTER PLAN SUBCOMMITTEE  
MINUTES**

6:00 p.m. start time  
VIRTUAL JUNE 25, 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, AICP - Burgis Associates  
Robyn Welch, PP – Burgis Associates  
Township Staff: Jane Mowles, Land Use Administrator

**PLANNING BUSINESS**

Mr. Lewis asked, in light of recent litigation, if we could make service stations as a conditional use and have the separation ordinance provisions as conditions. No change to parameters just restructuring into the final package. Subcommittee agreed. Mr. Burgis to add to draft ordinances.

Ms. Welch – Added turkey’s to definitions and mobile retail food establishments (food trucks). Added “Shape”, to the maximum extent practical, odd- or irregularly-shaped lots shall be prohibited.” Under section 2. Added Application. The design standards in this section shall apply to new single-family development approved as part of a major subdivision. and Height. Irrespective of the maximum height provisions set forth in Schedule D, Schedule of Area and Bulk Requirements, new single-family dwellings with conforming lot areas and setbacks and a minimum roof pitch of 8/12 shall be permitted a maximum building height not to exceed thirty-eight (38) feet, except that for new single-family dwellings in the R-15 Zone with conforming lot areas and setbacks a minimum roof pitch of 8/12, a maximum building height up to thirty-three (33) feet shall be permitted, under section 3.

Ms. Welch – Received feedback from the Zoning Officer regarding section 7 Commercial Vehicles in residential districts and they have been added. Section 11 has been added regarding Special Permits for temporary tent sales and food trucks on private property. Ms. Welch reviewed the proposed requirements. Subcommittee consensus to allow food trucks to stay in one spot for 2 hours, not 30 minutes.

Ms. Welch – Reviewed accessory uses to Places of Worship as follows: A single apartment, group of rooms, or other residence for the facility's religious leader inside or outside the property; facilities for religious education and instruction inside or outside the property; facilities for a convent or other housing for members of a religious order, separate and apart from a residence for the facility's religious leader, facilities for social functions such as, but not limited to, weddings, funerals, bar/bat mitzvahs and other similar events, hereinafter referred to as "social facilities."

Discussion ensued on if caretakers would be considered living on site or if that would require a Zoning Board application. Ms. Welch – Can include caretaker or groundskeeper if the committee would like them to be added. Mr. Burgis will look into it further. Minimum lot areas for Places of Worship were discussed. Parking requirements discussed for Places of Worship ordinance.

Ms. Welch – The Outdoor Storage ordinance was revamped due to comments received at the last Subcommittee hearing. Increased the number of small animals under Keeping of Animals.

Senior Housing 1 Overlay Zone was discussed. The historic structure on the Diversified site changes: Historic preservation requirements. Development in any portion of the Senior Housing - 1 Overlay Zone that is identified on Schedule G, Locally Designated Historic Sites and Districts, which is included in Chapter 230 as Attachment 9, shall adhere to the applicable Township regulations relating to historic preservation, including Chapter 8, Article V, Historic Preservation Review Commission, and Article XXV, Historic Districts and Historic Sites, of this Chapter. If a historic structure is to be retained on the site, same shall be limited to a nonresidential use, such as a historical museum or exhibition center open to the public, or a use accessory to the residents of the adult community housing development and their guests. Residential use of any historic structure to remain shall be prohibited. Increased the density but footnote caps at 300 units. Typos were fixed.

Senior Housing 2 Overlay Zone was discussed. Side setbacks were amended.

Added Senior Housing overlay zones to the schedule of zoning requirements and permitted use schedule.

Mr. Burgis to review the parking calculations on Places of Worship. Will clarify that 1 per 3 seats or 6' linear feet not both should be used. Will look into the 1 per 28 s.f. number as well.

Ms. Welch – There will also be a few changes to the fee ordinance.

Mr. Lewis – The Subcommittee would like the ordinances to be forwarded to the full Planning Board. Mr. Burgis to supply a summary of changes for the full Board and a PowerPoint presentation for the 2<sup>nd</sup> meeting in July which is July 23, 2020.

**ADJOURNMENT**

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

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