

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, July 22, 2021

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, F. Cooney,
R. Lipari, P. Repic, C. Fano & G. Lewis

EXCUSED ABSENT L. Kornreich & N. Agnoli

ALSO PRESENT K. Kehoe (Recording Secretary)

**PROFESSIONAL
PRESENT** M. Carroll (Board Attorney)

**PROFESSIONALS
EXCUSED ABSENT** S. Omland (Engineer) & J. Burgis (Board Planner)

ANNOUNCEMENTS

Chairman Lewis announced that the HRPC request for the Hierwarter Property had been carried to the 8-26-21 meeting, that the Montville 340 Changebridge Urban Renewal Signage application had been carried to the 8-12-21 meeting without further notice, and he asked board members that had any questions about the Open Space hearing taking place at the 8-12-21 meeting to reach out to Ms. Mowles prior 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.

SWEARING IN OF PROFESSIONALS

There was no need to swear in professionals.

SECRETARY'S REPORT

Secretary J. Mowles was not present.

BOARD DISCUSSION

There was no Board Discussion.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There being no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mayor Cooney, seconded by Vice Chairman Maggio. All present were in favor. None opposed.

PLANNING BUSINESS

****Public Hearing - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing**

*****RESCHEDULED TO 8/26/21 HEARING***

WAIVERS

PMISC21-27 Seymour’s Café – 191 Changebridge Road (1 John Henry Drive) – BL: 135, L: 5 - 2400 sf space café selling coffee, bagels, sandwiches, drinks, smoothies, etc. – 6 employees - hours of operation: 6:00 am–5:00 pm, M-F, 7:00 am–3:00 pm Sat, closed Sundays - no overnight parking of commercial vehicles – signage per graphics provided

A motion to approve the waiver was made by Mr. Lipari, seconded by Committeeman Conklin. All in Favor by Voice Vote. None Opposed (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, R. Lipari, P. Repic, C. Fano & G. Lewis)

PMISC21-29 - Community Supports Network LLC – 170 Changebridge Road, Units A4-2 & A4-4 – BL: 139.12, L: L:1.42 & 1.44 – 2,880 sf space (office) - administrative offices for a company that provides services to adults with developmental disabilities; no clients visiting site, administrative staff only – 12 employees – hours of operation: 9:00 am -4:30 pm M-F, closed Sat & Sun – no overnight parking of vehicles – signage in accordance with complex theme

A motion to approve the waiver was made by Mr. Lipari, seconded by Mayor Cooney. All in Favor by Voice Vote. None Opposed (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, R. Lipari, P. Repic, C. Fano & G. Lewis)

PMISC21-30 - Mortgage Unlimited LLC – 170 Changebridge Road, Unit B3-1 – BL: 139.12, L: 2.31 –1,440 sf (office) - office space for NJ licensed residential mortgage lender – 3 employees – hours of operation: 9:00 am -5:00 pm M-F, closed Sat & Sun – no overnight parking of vehicles – signage in accordance with complex theme

A motion to approve the waiver was made by Vice Chairman Maggio, seconded by Mr. Repic. All in Favor by Voice Vote. None Opposed (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, R. Lipari, P. Repic, C. Fano & G. Lewis)

INVOICES

Burgis Associates - O/E: \$2,962.50 (Alpine Lit March 2021) **Trust for:** \$187.50 (Catbridge); \$75.00 (D'Agosto); \$412.50 (Four-Eight Main); \$862.50 (Juve); \$3,525.00 (KeKon); \$1,012.50 (Millcreek); \$1,125.00 (SeaBreeze); \$37.50 (Signature); \$337.50 (Sterling)

MP Carroll – Trust for: \$37.50 (Catbridge); \$37.50 (D'Agosto); \$37.50 (Four-Eight Main); \$412.50 (Juve); \$112.50 (Int'l Motor); \$75.00 (MUR Avalon); \$187.50 (PBNJ Wawa); 37.50 (RWB); \$450.00 (SeaBreeze); \$75.00 (Signature); \$112.50 (Sterling);

Dorsey & Semrau – Trust for: \$604.50 (Juve Group); \$124.00 (KeKon); \$2,025.00 (Paul Miller);

Omland Associates – Trust for: \$426.25 (D'Agosto); \$542.50 (MUR Avalon); \$503.75 (CUR Millcreek); \$271.25 (Papertec); \$581.25 (PBNJ Wawa); \$503.75 (Signature); \$503.75 (Sterling)

A motion to approve the invoices was made by Mr. Adrignolo, seconded by Mr. Braden. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, R. Lipari, P. Repic, C. Fano & G. Lewis)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

Planning Board minutes of 6/24/21 – Eligible: Conklin, Adrignolo, Braden, Lewis

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

Closed Session minutes of 6/24/21 – Eligible: Conklin, Braden, Adrignolo, Lewis

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

Site Plan/Subcommittee minutes of 6/10/21 – Eligible: Maggio, Lipari, Braden

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

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.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

****PSPP/FC19-13-21-03– Montville 340 Changebridge Urban Renewal Signage (Millcreek)**
– 340 Changebridge Road – B: 159, L: 5.01; AHR-2 – Notice Acceptable ACT BY:
10/12/21

*****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO: 8/12/21***

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

A motion to go into closed session at 7:38pm was made by Mayor Cooney, seconded by Mr. Lipari.

Discussion followed on Pending Litigation.

A motion to adjourn the closed session at 8:17pm was made by Mr. Lipari, seconded by Mayor Cooney.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Repic, seconded by Mayor Cooney, the meeting was unanimously adjourned at 8:17pm.

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