

**MONTVILLE DESIGN REVIEW COMMISSION**

Start time: 9AM

**MINUTES of August 10, 2021**

Held In Person

195 Changebridge Road, Montville

**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.

**ROLL CALL**

Joe Nadler - Present  
Richard Conklin - Present  
Thomas Burns - Present  
Tony Garrett - Present  
Tim Braden (Planning Board) - Absent  
Erik Wolfe - AE  
Joseph Stellato - Present  
VACANCY  
VACANCY

**LIASON REPORTS**

Township Committee – no report  
Planning Board – no report  
Zoning Board – no report  
Land Use – no report

**OLD BUSINESS**

**NEW BUSINESS**

**PSPP/FC/PSOIL21-02 – Sterling Montville – 128; 142-142A; 150 Main Rd – B: 56, L: 6.02; 12, 12.01; 13**

Present on behalf of the applicant: Michael Sullivan, Esq; Marc Walker, PE; Gwen Gearhart, Landscape Arch; Nick Hollenbeck, applicant; Jeff Garfunkel, applicant; Tom Brennan (Via Phone)

Mr. Sullivan – Propose 178 Units including 36 Affordable units in 6 building.

Mr. Walker – The Township chose this site for an Affordable Housing Overlay Zone. Crooked Brook runs along the property. The property includes V&V Recycling and Harrigan's. There is an open area proposed for outdoor amenities. Approximately 12 acres on the tract.

Ms. Gearhart – Proposing cherry trees and evergreen trees (common juniper) along the front sloped area. Mr. Nadler suggested staying with native plantings. Ms. Gearhart stated that there was only one tree that was proposed that was not native to the area. Providing for berms along the front side of the property.

Mr. Garrett – Concerned with the view from the rear of the buildings, especially from Route 202 and Asa. Mr. Hollenbeck – The back of the buildings are similar to the front of the buildings but we can dress them up a little. Mr. Conklin – Concerned with the elevations. Looks like barracks. This is a historic district and the facades need to have more "Montville" in them. Mr. Garrett – Need to break up the mass. Constant gutter line is not acceptable.

Mr. Garrett suggested they look at Towaco Station. Mr. Conklin suggested they look at Montville Inn and Mr. Nadler suggested they look at Longview.

Mr. Holleneck – Indicated that they are targeting young professionals, not families. There is a restriction in the lease that the tenants can have no more than 2 cars on site. Mr. Garrett – Need to see if the vapor mitigation pipes will be seen out of the roofs. Mr. Holleneck – The HVAC systems are hidden, not on roof. Mr. Brennan indicated that they have to be mindful of height of the building. Cannot move the soffit up. Can pair windows together and add box out or bay windows to break up the elevation. Mr. Garrett suggested little sections of flat roof at the connectors. Mr. Brennan indicated that they can change the gutter line and add shutters. Mr. Garrett stated that he would like to see the rear elevation more developed.

Mr. Holleneck listed the materials as follows:

Hardy siding with stone façade; trim white with bronze accent (metal roof accent); bronze windows; pewter colored roof. The clubhouse – limestone with black windows; black roof and black gutters.

Mr. Walker – Using pervious pavers on site. Mr. Garrett suggested a bench or a sign near the canal recognizing its historic significance. Applicant to supply the Land Use Office with material specifications and numbers in photo format.

The applicant is to return on 9/14/21.

## **MINUTES**

Minutes of 7/13/21 – Eligible: Conklin, Burns, Garrett, Stellato, Wolfe, Nadler

Motion to adopt made by Mr. Burns, Second by Mr. Garrett; Roll call: Unanimous

## **ADJOURNMENT**

Respectfully submitted,

Jane Mowles