

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, August 12, 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,
& G. Lewis

EXCUSED ABSENT L. Kornreich R. Lipari, N. Agnoli, P. Repic & C. Fano

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

**PROFESSIONALS
PRESENT** M. Carroll (Board Attorney) & J. Burgis (Board Planner)

**PROFESSIONAL
EXCUSED ABSENT** J. Giurintano (Engineer)

ANNOUNCEMENTS

Chairman Lewis asked board members Adrignolo, Agnoli & Lipari to be a part of a committee to interview for the new board engineer.

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.

COMMITTEES & LIAISONS REPORTS

Board of Adjustment - Chairman Lewis reported that the Monarch application was denied and a small residential application was heard.

Board of Health – Mr. Lipari was absent.

Environmental Commission – Dr. Kornreich was absent.

Water & Sewer – Vice Chairman Maggio had no report.

Historic Preservation Review Commission – Ms. Mowles reported on the V&V Phase 1 study and a change in color and material for a project on River Road.

Design Review Committee – Ms. Mowles reported that Sterling application will need to return.

Site Plan/Subdivision Committee – Mr. Braden said they have not met.

Economic Development Committee - Mayor Cooney said they have not met.

Open Space Committee – Mr. Agnoli & Mr. Repic were absent.

Master Plan – Chairman Lewis had no report.

Fire Districts – Committeeman Conklin (Towaco) said they had their annual picnic last weekend and are looking for volunteers, Vice Chairman Maggio (Montville) had no report, and Mr.

Braden (Pine Brook) had no report.

Township Committee Mayor Report - Mayor Cooney had no report.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in professionals.

SECRETARY'S REPORT

Secretary J. Mowles reported that Sterling properties met with the Housing Committee today and they are willing to comply.

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 Mr. Adrignolo, seconded by Vice Chairman Maggio. All present were in favor. None opposed.

PLANNING BUSINESS

Update to the Open Space/Recreation Element of the Master Plan – Presentation and possible adoption

2021 Open Space and Recreation Plan Update

Chairman Lewis welcomed Ms. Barbara Heskins Davis, PP, AICP, Vice President of the Conservancy of NJ and recognized members of the Open Space Committee.

Ms. Davis presented on the following items: compliance review, timeline from 1989-2021, element of Master Plan, Green Acre planning incentive program, how the money is spent and the procedure to get it, grant money, need for update every 10 years, goals, steep slopes, open space funding, tax increase in future, qualifying for state funding and timing of, at risk authorization, local, county and state funding for open space in Montville, Open Space Trust, NJDEP Green Acres, NJ Water Bank, Morris County Preservation Trust, Farmland Preservation and projects done, Municipal Recreation facility inventory, preserved land, number of acres and percentages, recommendation to not update ROSI, preservation priorities including character of township, healthy living and adequate light, air and open space, seven geographic areas and measures of, methodology for mapping, filtering criteria and modeling, map examples of drinking water, parks and open space, and preservation priority results and how ranked, low, medium, and high results of preservation priorities, action plan of adoption, priority analysis, and on-ground review. She thanked the board for their time and asked for questions. Mr. Burgis commented on

the comprehensive plan and confirmed the Housing Element Share Plan was included. Mr. Braden was curious about the open space fund breakdown and Chairman Lewis explained the board's role.

The meeting was opened to the public for comment.

Mr. John Misiewicz, Chairman of the Open Space Committee, of 8 Bott Lane in Towaco, explained the Open Space Committee's role.

There being no further comment, the meeting was closed to the public on a motion made by Mr. Adrignolo, seconded by Vice Chairman Maggio - All in Favor by Voice Vote. None opposed.

Board members commented on the high priority, what power the element has, tool for decision making only, recourse inventory, and the need for an updated map in the council chambers.

A motion to adopt the element of the Open Space Plan dated 6-3-21 as drafted was made by Mr. Adrignolo, seconded by Vice Chairman Maggio. Roll Call. All in Favor. None Opposed (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney & G. Lewis)

WAIVERS

There were no Waivers to come before the board.

INVOICES

Bowman – Trust: \$750.00 (Int'l Motor Controls); \$150.00 (RWB)

Burgis Associates - O/E: \$2,362.50 (Alpine Lit Jan 2021); \$825.00 (Alpine Lit May 2021)
Trust for: \$862.50 (Juve); \$1,425.00 (Kekon); \$300.00 (Paul Miller); \$525.00 (PBNJ-Wawa); \$150.00 (Sea Breeze); \$1,912.50 (Signature); \$1,875.00 (Sterling)

Dorsey & Semrau – Trust: \$434.00 (Kekon); \$155.00 (MUR Avalon); \$1,530.00 (Paul Miller); \$46.50 (Sterling)

MP Carroll – O/E: \$247.50 (Alpine Lit June 2021)

Klein Traffic Consulting LLC – Trust for: \$1,050.00 (PBNJ-Wawa), \$900.00 (PBNJ-Wawa)

Suburban Consulting Engineers Inc. – Trust for: \$842.50 (MUR Avalon)

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

RESOLUTIONS

PSPP/FC16-23/PSOIL16-24 – PBNJ (Wawa) 16 Rt. 46 – B: 162, L: 7 – Approved - Eligible:
Adrignolo

A motion to approve the invoices was made by Mr. Adrignolo. Voice Vote. All in Favor. None Opposed.

MINUTES

Planning Board Minutes of July 8, 2021 – Eligible: Adrignolo, Agnoli, Maggio

A motion to approve the minutes was made by Vice Chairman Maggio, seconded by Mr. Adrignolo. Voice Vote. 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

Mr. Andy Norin, Esq. explained they were before the Board for the monument sign and driveway modification. Also present on behalf of the applicant was Mr. Ben Crowder, Engineer and Mr. John McDonough, Planner.

1st witness, Mr. Crowder, Engineer, was sworn in and his credentials accepted. He reviewed the proposed plan and drone aerial.

Exhibit A-1 (Planner Presentation Slide Show) prepared by Mr. McDonough's office was submitted. He testified on the following items: sign location, current state of property, property access, addition of sign along Changebridge Road, existing sign, minor site plan improvements, removal of former gate house, restriping of ingress/egress lanes, extent of site improvements, review of sign variance plans including existing conditions, what proposed, sign compliance, setbacks, right-of-way locations, and colorized sign rendering.

Exhibit A-2 (Colorized Entry Sign) dated 8-12-21 prepared by his office was submitted. He continued on the following items: sign size, location, placement, coloring, meeting with DRC, monument, ground coverings/plantings, aesthetics, internal illumination of letters only, site address being part of sign, Morris County Planning Board approval and recommendation of setback. Mr. Burgis asked about possible confusion of two signs on shared driveway for both buildings and Committeeman Conklin asked about aesthetics and self-illumination sign.

The meeting was opened to the public on Mr. Crowder's engineering testimony. There being no questions, the meeting was closed for public questions on a motion made by Mr. Adrignolo, seconded by Committeeman Conklin - All in Favor by Voice Vote. None opposed.

2nd witness, Mr. McDonough, Planner, was sworn in and his credentials accepted. He testified on the following items: variance criteria, practical side, Exhibit A-1 including parcels, tax map, lot sizes and numbers, location of, development size, aerial map including current view, layout, and property buffers, land use map including classifications of uses, zoning map including uses of property and surrounding area, aerial drone views on subject site including site access on Changebridge Road, cone of vision, site lines of two signs, visual cue, safety standpoint, emergency service identification, approach to site, east view and visibility of sign, west view, street view of northbound and southbound approach to site, picture of current state of construction with different views, close up view of proposed sign location, three subsections of variance, technical variance, practical standpoint, two distinct identities of residential and commercial uses, sign setback compliance, physical separation, off-premise sign, not retail use, relief, C-2 benefits, C-1 hardship, positives and safety, scale of development, purpose of land use law, nice addition for streetscape, statutory criteria for relief, function of land, physical condition, and impracticalities. Mr. Burgis commented on the C-1 physical features test and property frontage, site access, signage need, number of signs, need for off premise sign, possibility of combination of signs, relationship of two signs and visibility, possibility of confusion of traveling different directions, setbacks from right-of-way and compliance of, curb line, feasibility of providing integrated sign, better planning alternative for two different uses of residential vs. office use, and different addresses. Board members commented on a traffic concern of entering onto property and sign placement. Mr. Crowder commented on the intersection, pavement markings, ingress/egress, and defined cues. Chairman Lewis asked Mr. Burgis if he was satisfied with plantings materials and corrections made regarding the quantity, schedule, and what submitted. He also asked about the DRC regarding the raising of the sign and color recommendations. Mr. McDonough talked about the color consideration and the Modera brand.

The meeting was opened to the public on Mr. McDonough's planning testimony. There being no questions, the meeting was closed for public questions on a motion made by Mayor Cooney, seconded by Vice Chairman Maggio - All in Favor by Voice Vote. None opposed.

The meeting was opened to the public for overall comment. There being none, the meeting was closed to the public on a motion made by Vice Chairman Maggio, seconded by Mayor Cooney - All in Favor by Voice Vote. None opposed.

Mr. Norin asked to approve.

A motion to approve the application with variance relief was made by Vice Chairman Maggio, seconded by Mayor Cooney. Roll Call. Approved 5 to 1. (Yes - R. Conklin, No - T. Braden, Yes - A. Adrignolo, Yes - A. Maggio, Yes - F. Cooney & Yes - G. Lewis)

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. On a motion made by Mayor Cooney, seconded by Committeeman Conklin, the meeting was unanimously adjourned at 8:59pm.

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