

**MONTVILLE TOWNSHIP  
MASTER PLAN SUBCOMMITTEE**

6:30 p.m. start time  
VIRTUAL AUGUST 27, 2020

**ROLL CALL**

Mr. Gary Lewis, Chairman  
Mr. John Visco  
Mr. Adam Adrignolo  
Mr. Russ Lipari - AE

Planning Board Planner: Joseph Burgis PP, AICP - Burgis Associates  
Robyn Welch, PP – Burgis Associates  
Township Staff: Jane Mowles, Land Use Administrator

**PLANNING BUSINESS**

Discussion of Zoning Ordinances

Mr. Lewis – There are two outstanding issues to be discussed. Diesel Dispensing restriction. Ms. Welch – Could not find any case law on the issue. Mr. Lewis – Would there be any authority to prohibit diesel trucks? Mr. Burgis – Some towns have prohibited trucks of a specific size on residential service streets. Mr. Adrignolo –Is there any authority to restrict high speed pumping of diesel fuel. Mr. Burgis – I do not see a rational nexus from a Planning basis. Mr. Lewis – Abandon the prohibition on diesel. Mr. Adrignolo agreed. Mr. Burgis – You can recommend the ordinance and it will return to the Planning Board for a consistency review and the issue can be continued to be researched.

Consensus – No change to diesel definition now subject to submission of further information.

The second issue is the separation ordinances. Ms. Welch reviewed the current separation ordinances. Consider eliminating the 1,000’ separation requirement between other gas stations and make the 300’ separation from residential zones down to 200’. If done, 9 parcels will then meet the requirements. 1 along Main Road and 8 along Route 46 & Bloomfield Avenue.

Mr. Lewis – Could we reduce the 1,000’ to 500’? Ms. Welch – Some of them would no longer comply. Another suggestion is to make them conditions of conditional use. Separation requirements are important. Consensus – leave the 300’ buffer for residential and places of worship, but reduce the 1000’ buffer between gas stations/other automotive uses to 500’. The consensus was also to make separation standards conditions for the use, but the rest of the requirements specific to gas stations should be made ancillary requirements (not conditions, therefore requiring ‘c’, not ‘d’, variance relief). To be presented to full board on 9/24.

**ADJOURNMENT**

Respectfully submitted,

Jane Mowles