

**MONTVILLE DESIGN REVIEW COMMISSION**

Start time: 9AM

**MINUTES of September 14, 2021**

Held In Person

195 Changebridge Road, Montville

**STATEMENT OF COMPLIANCE**

Stated

**ROLL CALL**

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

**LIASON REPORTS**

Township Committee – Montville Day will be in October. Take a look at the new amp theater.  
Planning Board – No report  
Zoning Board – No report  
Land Use – No report

**OLD 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; Jeff Garfunkel, applicant; Tom Brennan & Ben Ledletter, AIA (Via Phone)

Mr. Sullivan – 6 buildings total, 178 units. Have revised plans available. Jeff Gearhart – Photos of East Rutherford project submitted. Building facing Rt 202 façade has been broken up. Mr. Ledletter – Added stone, bay window, dormers. Tried to break it up to look like 5 townhouse buildings. Pushed back cantilevers. Arches over garage doors were included. Pushed entrance of stairs in under. Added shutters and doubled up some windows. Faux balcony over main entrance. Broke up the soffit line in the rear. Changed color of windows to a black frame. Added metal roof in gables. Mr. Burns – The 3 dormers in the back look odd. Mr. Ledletter we can lose one of the dormers in the back. Mr. Garrett suggested pilasters at the corner on the beige buildings. Faux lentils in the stone suggested. Do not see leaders. Mr. Ledletter – We do have stone and headers we can change to color so it pops out more. Mr. Garrett – Agree with matching the color of the stone but maybe some change in texture.

Mr. Walker – We have the Montville Streetscape lighting throughout the site. Gooseneck fixtures. There will be undercover down lights in the entrance ways. Probably a light at the garages. Mr. Garrett – Either a lantern or something like the streetscape lighting theme. Mr. Garrett suggested to take a look at the Schoolhouse office buildings for coloring as it relates to the Club House.

Ms. Gearhart – Changed all of the species to native species and adaptive species for the landscaping. Mr. Nadler did not want white pine. Ms. Gearhart will change white pine with norway spruce. Mr. Garrett suggested a sign and maybe a bench near the canal.

Application carried to 10/12/21.

**NEW BUSINESS**

**PMS21-07 RD America 2021** – 21 Rt. 46 - B: 182, L: 4

Present on Behalf of the applicant: Michael Manganelli, PE

Mr. Manganelli – The applicant is Restaurant Depot. The application was approved last Thursday night at the Planning Board. There are 3 alcoves on the building that they wish to wall off. They will use the existing brick colors. A door will be required in 2 locations but no door on the 3<sup>rd</sup> alcove. Existing façade will be matched. Mr. Garrett – Can you power wash the existing façade. Mr. Manganelli – Yes will make it match as close as possible.

Motion to approved subject to power washing the building made by Mr. Garrett; Second by: Mr. Burns; Roll call: Unanimous

**MINUTES**

Minutes of 8/10/21 – Eligible: Conklin, Burns, Garrett, Stellato, Nadler

Motion to adopt made by Garrett; Second by: Burns; Roll call: Conklin, Burns, Garrett, Stellato, Nadler

**ADJOURNMENT**

Respectfully submitted,

Jane Mowles