

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 13, 2022

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please turn off all cell phones during the proceedings. Thank you.

ROLL CALL

Mr. Gary Lewis	Mr. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari
Committeeman Matthew Kayne	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Christine Fano (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Jamie Giurintano, PE
Board Planner:	Joseph Burgis, PP, AICP
Secretary	Jane Mowles
Recording Secretary:	Kelley Kehoe

ANNOUNCEMENTS

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.

REORGANIZATION

- o Appointment of Temporary Chairman
- o Appointment of Chairman
- o Appointment of Vice Chairman
- o Appointment of Planning Board Secretary
- o Appointment of Recording Secretary
- o Designation of Meeting Time - 7:30PM - & Meeting Dates

2022- Hearing Dates

The Meeting Dates to be held virtually or in person are as follows:

January 13, 2022	July 14, 2022
January 27, 2022	July 28, 2022
February 10, 2022	August 11, 2022
February 24, 2022	August 25, 2022
March 10, 2022	September 8, 2022

March 24, 2022
April 14, 2022
April 28, 2022
May 12, 2022
May 26, 2022
June 9, 2022
June 23, 2022

September 22, 2022
October 13, 2022
October 27, 2022
November 10, 2022
November 21, 2022* (Monday)
December 8, 2022
January 12, 2023

*Changed due to holiday

Meeting Place 195 Changebridge Rd., Montville or virtually

Designation of Official Newspaper for Legal Ads

The Daily Record, The Citizen, and the Star Ledger (for publication purposes)

2022 Appointments

- Appointment: Board Attorney/Execution of Professional Services Agreement
 - Michael Carroll, Esq., Law Offices
- Appointment of Board Planner & Execution of Professional Services Agreement
 - Joseph Burgis, AICP, PP, Burgis Associates
- Appointment of Board Engineer & Execution of Professional Services Agreement
 - Jamie Giurintano, PE – Bowman Engineering
- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement
 - Andrew Hipolit, PE - Colliers Engineering & Design

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

Board of Adjustment - Gary Lewis

Board of Health - Russ Lipari

Environmental Commission - Larry Kornreich

Water & Sewer - Art Maggio

Historic Preservation Review Commission - Adam Adrignolo

Design Review Committee - Tim Braden

Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli

Economic Development Committee - Mayor Cooney

Open Space Committee - Nick Agnoli; Pane Repic (Alternate)

Master Plan - Gary Lewis, Russ Lipari, Adam Adrignolo

Fire Districts - Richard Conklin (Towaco); Art Maggio (Montville); Tim Braden (Pine Brook)

Township Committee Mayor Report - Mayor Cooney

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Adoption of Draft 2021 Annual Report

Adoption of 2022 By Laws

WAIVERS

PMISC22-01 Vape Wave Smoke Shop – 440 Main Rd – B: 39.11, L: 78 – 1,500 s.f. retail smoke shop – 2 employees; hours of operation 10am-11pm M-Sun; signage to be in compliance with approved theme (burgundy/white) – no overnight parking of vehicles

PMISC22-02 Nexiix Marketing – 350 Main Rd – B: 57.01, L: 6.01 – 750 s.f. office for digital marketing – 4 employees – hours of operation 9am-5pm Mon-Fri – tenant name on existing monument sign – no overnight parking of vehicles.

INVOICES

RESOLUTIONS

PMS/C21-10– Montville Gas – 187 Changebridge Rd – B: 133, L: 4 – minor site plan with variances - change in signage – Approved – Eligible: Conklin, Lipari, Braden, Adrignolo, Repic, Fano, Lewis

PSPP/FC/PSOIL21-02 – Sterling Montville – 128; 142-142A; 150 Main Rd – B: 56, L: 6.02; 12, 12.01; 13 – pre/final site plan with variances/soil movement for 178 units including 36 affordable units –Approved - Eligible: Conklin, Braden, Adrignolo, Lipari, Repic, Fano, Lewis

PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 81, L: 7 – Preliminary/Final site plan with c variances and soil movement – Approved - Eligible: Conklin, Braden, Adrignolo, Kornreich, Lipari, Repic

Area in Need of Redevelopment - 65 Route 46 East - B: 184, L: 2.01 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Fano & Lewis

Resolution adopting 2022 Spending Plan

MINUTES

Minutes of Planning Board November 1, 2021 - Eligible: Maggio, Conklin, Braden, Adrignolo, Lipari, Agnoli, Repic, Fano, Lewis

Minutes of December 9, 2021 – Eligible: Conklin, Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Fano, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

****PSPP/FC/PSOIL21-05– International Motor Controls** – 2 Skyline Dr – B: 52, L: 37 – preliminary and final site plan with ‘c’ variances - construct an addition to an existing industrial building –Carried with notice from 11/1/21 – Eligible: Maggio, Conklin, Cooneyⁱ, Braden, Adrignolo, Lipari, Agnoli, Repic, Fano, Lewis
ACT BY: 2/28/22

****Applicant requested to be carried with notice preserved to February 24, 2022**

NEW BUSINESS

PMS/C21-12 – Kearfott - 19 Chapin Rd Bld C – B: 184, L: 7.2 – minor site plan with variances for nitrogen tank/vaporizer - notice acceptable
ACT BY: 3/13/22

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PSPP/FC18-12 – DSL Contracting –100 Bloomfield Ave – B: 180, L: 4 – request for a one year extension of approvals to February 14, 2023

CONCEPTS

CLOSED SESSION

ADJOURNMENT

¹ Must certify to 11/1/21 hearing