

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JANUARY 26, 2023

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, Chairman	Mr. Adam Adrignolo
Mr. Arthur Maggio, Vice Chairman – AE	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari
Mayor Matthew Kayne	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Mr. Larry Hines (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.

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement
- Andrew Hipolit, PE - Colliers Engineering & Design

WAIVERS

PMISC23-02 – As Amin, LLC – 28 Route 46 W, Unit 6 – B: 176, L: 4.3 – 1,087sf space for an American and Middle Eastern food establishment offering sandwiches, salads and grill for takeout and delivery – 4 employees – hours of operation: 7am-10pm Sun-Sat – no overnight parking of vehicles – signage as per graphics provided.

INVOICES

Bowman - O/E for: \$139.00 (NJDEP FHA & SWM Changes) **Trust for:** \$160.00 (Catbridge), \$240.00 (Juve), \$720.00 (PBNJ), \$440.00 (Russo Acquisitions), \$636.00 (640 Route 202)

Burgis – O/E for: \$80.00 (Bd Business Nov 2022) **Trust for:** \$1,040.00 (AVC Holdings), \$800.00 (Hook Mtn Montville), \$480.00 (Juve), \$280.00 (Montville Office Park), \$440.00 (PBNJ), \$1,880.00 (Russo Acquisitions), \$440.00 (Signature)

Carroll – O/E for: \$231.25 (PBNJ Lit Dec 2022) **Trust for:** \$40.00 (Catbridge), \$40.00 (Four-Eight Main), \$40.00 (Hook Mtn Montville), \$240.00 (Juve), \$360.00 (PBNJ), \$40.00 (Russo), \$2,560.00 (640 Route 202),

Semrau – Trust for: \$306.00 (Russo Acquisitions), \$1,890.00 (PBNJ)

Suburban – Trust for: \$1,650.00 (640 Route 202)

RESOLUTIONS

MINUTES

Minutes of Planning Board December 8, 2022 - Eligible: Conklin, Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

PFSP22-09 – 640 Route 202, LLC. – 640 Route 202 – B: 40, L: 51 – final site - carried with notice for Final Site plan from 12/8/22 – Eligible: Conklin, Maggio¹, Kayne², Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Hines³ ACT BY: 2/22/23

****PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville** – 15 Hook Mountain Rd – B: 175, L: 4 – pre/final site plan/minor subdivision/soil movement and c variances for 2 commercial buildings – carried with notice from 11/21/22 – Eligible: Conklin, Kayne, Kornreich⁴, Braden, Adrignolo, Lipari, Agnoli⁵, Repic⁶, Hines, Lewis ACT BY: 3/31/23

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO: 3/9/23**

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PEXT22-10 PBNJ – B: 162, L: 7 – request for extension of approvals to 8/12/2024

CONCEPTS

CLOSED SESSION

ADJOURNMENT

¹ Must certify to 12/8/22 hearing

² Must certify to 12/8/22 hearing

³ Certified to 12/8/22 hearing

⁴ Certified to 11/21/22 hearing

⁵ Must certify to 11/21/22 hearing

⁶ Certified to 11/21/22 hearing