

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

VIRTUAL

AGENDA OF THURSDAY JANUARY 27, 2022

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please mute your computers/phones until it is time for you to speak. Thank you.

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=mb23adb0eae76a54171abb8d338c373>

Meeting number: 2633 072 2092

Password: PB12722 (7212722 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 2633 072 2092

Document Link:

<https://drive.google.com/drive/folders/1Twu1DqCXF2E2AzeCs7NLxOokYOyr5Vb-?usp=sharing>

ANYONE INTENDING TO PRESENT TESTIMONY MUST TEST THEIR AUDIO AND VIDEO CAPABILITY PRIOR TO THE MEETING

ROLL CALL

Chairman Gary Lewis

Mr. Adam Adrignolo

Vice Chairman Arthur Maggio

Dr. Lawrence Kornreich - Environmental Comm

Committeeman Richard Conklin

Mr. Russell Lipari

Deputy Mayor 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.

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

WAIVERS

PMISC22-03 – Elian's Bistro Cafe – 48 Stiles Lane, Unit 401 – BL: 149.4, L: 4 – 1,180 sf space for an Italian-American bistro café offering breakfast foods and Italian fare for lunch & dinner; indoor seating consists of 4 tables with 16 chairs and 2 tables with 6 seats for seasonal outdoor dining, along with a counter for take-out business - 3 employees – hours of operation: 8:00 am - 10:00 pm Mon and Wed-Sun, closed Tues - no overnight parking of vehicles – signage in accordance with complex theme

PMISC22-04 – FabSoft – 150 River Road, Unit C5-3 – BL: 123.1, L: 3.53 – 1,901 sf office space for a computer software manufacturer business - 5 employees – hours of operation: 8:00 am - 5:00 pm M-F, closed Sat & Sun - no overnight parking of vehicles – signage in accordance with complex theme

PMISC22-05 – CC Electric Cycles – 321 Changebridge Road, Unit 401 – BL: 160.2, L: 18 – 1,967 sf space for an electric bicycle business (sell, assemble & repair) - 1 employee – hours of operation: 11:00 am - 6:00 pm Tues and Thurs-Sat; closed Sun, Mon & Wed - no overnight parking of vehicles – signage in accordance with complex theme

INVOICES

Bowman Engineering – O/E: \$525.00 (Board Business Aug 2021), \$150.00 (Board Business Oct 2021)
Trust for: \$300.00 (Catbridge); \$960.00 (Diversified PSE&G), \$926.25 (Diversified PSE&G); \$225.00 (Diversified PSE&G); \$300.00 (Four-Eight); \$326.25 (Galizia); \$761.25 (Hook Mtn Montville), \$900.00 (Hook Mtn Montville); \$450.00 (Int'l Motor Controls), \$600.00 (Int'l Motor Controls), \$340.17 (Int'l Motor Controls); \$225.00 (Juve), \$907.50 (Juve), \$960.00 (Juve), \$892.50 (Juve); \$525.00 (Kearfott); \$472.50 (Marotta), \$112.50 (Marotta); \$187.50 (Montville Gas); \$427.50 (Seabreeze); \$930.00 (Signature); \$438.75 (Signature)

Burgis Associates - Trust for: \$2,625.00 (Diversified PSE&G); \$337.50 (Four-Eight), \$187.50 (Four-Eight); \$937.50 (Galizia), \$300.00 (Galizia); \$712.50 (Int'l Motor Controls), \$487.50 (Int'l Motor Controls); \$2,550.00 (Juve), \$600.00 (Juve), \$1,425.00 (Juve); \$637.50 (Kearfott); \$3,150.00 (KeKon Storage), \$225.00 (KeKon Storage); \$187.50 (CUR Millcreek); \$262.50 (Montville Gas); \$225.00 (PBNJ); \$37.50 (RD America); \$187.50 (RWB); \$2,287.50 (Signature); \$1,912.50 (Sterling), \$1,237.50 (Sterling), \$637.50 (Sterling), \$450.00 (Sterling)

MP Carroll – O/E: \$123.75 (Alpine Lit Dec 2021) **Trust for:** \$262.50 (Diversified PSE&G); \$150.00 (Four-Eight); \$1,687.50 (Galizia); \$37.50 (Hook Mtn); \$487.50 (International Motor); \$150.00 (Juve); \$112.50 (Kearfott); \$37.50 (CUR Millcreek); \$300.00 (Montville Gas); \$112.50 (Signature); \$750.00 (Sterling)

Dorsey & Semrau – Trust for: \$155.00 (Kekon), \$93.00 (Kekon); \$93.00 (MUR Avalon), \$1,255.50 (MUR Avalon); \$225.00 (PBNJ Wawa), \$45.00 (PBNJ Wawa); \$15.50 (Sterling)

Ferriero Engineering – Trust for: \$1,558.75 (MUR Avalon); \$1,048.00 (Sterling), \$725.00 (Sterling)

Suburban Consulting Engineers – Trust for: \$870.00 (Juve)

RESOLUTIONS

Resolution adopting 2022 Spending Plan

PMS/C21-12 – Kearfott - 19 Chapin Rd Bld C – B: 184, L: 7.2 – minor site plan with variances for nitrogen tank/vaporizer – Approved – Eligible: Conklin, Braden, Adrignolo, Maggio, Lipari, Repic, Fano, Lewis

MINUTES

Minutes of November 22, 2021 – Eligible: Conklin, Braden, Adrignolo, Lipari, Repic, Fano, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSPP/FC/PSOIL21-08– Marotta Controls 2021 – 78 Boonton Ave – B: 1, L: 29 – pre/final site plan with c variance and soil movement for nitrogen tank - Notice Acceptable ACT BY: 4/14/22

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