

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY FEBRUARY 9, 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 - AE
Committeeman Richard Conklin	Mr. Russell Lipari - AE
Mayor Matthew Kayne - AE	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.

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 – Larry Hines
Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli
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 Matthew Kayne

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

WAIVERS

PMISC23-04 - Lola's Floral Boutique – 4 Main Rd. – B: 45, L: 9 – 939sf space for a floral shop – 3 employees – hours of operation: M-Sat 10am-6pm, closed Sun. – no overnight parking of vehicles – signage as per graphics provided; front hanging sign to be 24"x24" in compliance with Township Ordinances

PMISC23-05 – CEHS Partners – 328 Changebridge Rd., 2nd floor. – B: 156, L: 31 – 937sf space for marketing and the distribution of inspirational materials – 4 employees – hours of operation: 8am-5pm M-F, 9am-2pm Sat, closed Sun – company name to be added to existing monument sign.

PMISC23-06 – Adam's Health Services, LLC. – 101 Route 46 East, Bldg 14, Unit 131 – B: 181, L: 1.1 – 1,480sf space for expansion of existing internal medicine clinic and medical billing – 5 employees – hours of operation: M-Sat 8am-11pm, closed Sun. – additional sign to be installed as per image provided.

PMISC23-07 – Maruka USA Inc. – 45 Route 46, Unit 703A – B: 183, L: 6 – 3,776sf space for an administration & management office to support sales and service activities for industrial machinery & equipment merchant wholesaler – 13 employees – hours of operation: 9am-5:30pm M-Sat, closed Sun. – no signage requested.

INVOICES

Burgis – Trust for: \$80.00 (PBNJ), \$640.00 (Russo Acquisitions), \$1,080.00 (640 Rt. 202), \$2,040.00 (Juve)

Semrau – Trust for: \$1,732.50 (PBNJ), \$900.00 (Juve), \$990.00 (Sterling)

RESOLUTIONS

PSPP/FC/SOIL22-07– Russo Acquisitions – 65 Route 46– B: 184 L: 2.01 – Prelim/final site plan with soil movement new construction – Approved – Eligible: Agnoli, Adrignolo, Lipari, Conklin, Braden, Kornreich, Kayne, Repic, Lewis

PSPP/FSP/PSOIL22-09 – 640 Route 202, LLC. – 640 Route 202 – B: 40, L: 51 – pre/final site plan/c variances/soil movement - Approved – Eligible: Conklin, Kayne, Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic, Hines

PEXT22-10 PBNJ – B: 162, L: 7 – request for extension of approvals to 8/12/2024 – Granted Extension of approvals to for 6 months to 2/12/24 – Eligible: Kornreich, Agnoli, Repic, Hines, Adrignolo

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT