

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY MARCH 28, 2019

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
Mayor Richard Conklin	Mr. John Visco
Committeeman Frank Cooney	Mr. Russell Lipari
Mr. Tim Braden	Mr. Nicholas Agnoli (alt#1)
	Mr. James Sandham (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Stanley Omland, PE - Omland Associates
Board Planner:	Joseph Burgis, PP, AICP - Burgis Associates
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	Adam Adrignolo, Gary Lewis (Alternate)
Board of Health	Russ Lipari
Environmental Commission	Larry Kornreich
Water & Sewer	Art Maggio
Historic Preservation Review Commission	John Visco; Rich Cook (Alternate)
Design Review Committee	Tim Braden
Site Plan/Subdivision Committee	John Visco, Tim Braden, Art Maggio, Nick Agnoli
Economic Development Committee	Gary Lewis
Open Space Committee	Nicholas Agnoli; James Sandham (Alternate)

Master Plan	Gary Lewis, Russ Lipari, John Visco, Adam Adrignolo
Highlands Legislation Review Committee	Gary Lewis
Fire Districts	Richard Conklin (Towaco), Art Maggio (Montville), Tim Braden (Pine Brook)
Township Committee Mayors Report	Mayor Conklin

SWEARING IN OF PROFESSIONALS

SECRETARY’S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Redevelopment Plan – B: 167; 178 & 179; L: 28-32; 3 & 1

WAIVERS:

PMISC19-04 – Jubilant DraxImage Radiopharmacies Inc. d/b/a Triad Isotopes – 45 Route 46, Unit 607 – BL: 183, L:6 – 9,076 sf space (4,049 office/5,027 warehouse) existing tenant moving to larger space used for closed door nuclear pharmacy – 21 employees – hours of operation: 12 am- 4:30 pm M-F; 2am-7am Sat & Sun – overnight parking of 10 small delivery vehicles – signage in compliance with First Industrial theme

PMISC19-05 – Video Game Party Center LLC – 36 Route 46 – BL:176, L: 4.2 - 1,975 sf space for video game party center – 1-3 employees - hours of operation: 3pm-10 pm, M-F; 9am-10pm Sat& Sun - no overnight parking of vehicles - signage as per attached drawing

PMISC19-06 – Belair Instrument Company LLC d/b/a Avanik - 19 Chapin Road, Building C - BL: 184, L:7.02 - 142 sf space to install a Kohler kW400-500 diesel back-up generator – no screening will be around the generator and it will not take away any parking spaces

PMISC19-07 – Belair Instrument Company LLC d/b/a Avanik - 19 Chapin Road, Building C - BL: 184, L:7.02 - 44,274 sf space to install a 48’x13’ loading ramp from ground level to warehouse dock with 8’ landing inclusive over existing pavement (no additional impervious coverage)

PMISC19-08 Core Technologies – 34 New Maple Ave – B: 167, L: 13 - 7,917 s.f. office for IT logistics project management helpdesk, support, administrative and executive staff – hours of operation 6am-10pm M-F – 30 Employees – no overnight parking of vehicles – signage to be tenant name on existing monument sign. (Istar)

PMISC19-09 Urology Management Associates – 34 New Maple Ave – B: 167, L: 13 - 15,000 s.f. office for accounting, credentialing and billing – 130 Employees – hours of operation 9am-5pm M-F – no overnight parking of vehicles – signage to be tenant name on existing monument sign.(Istar)

PMISC19-10 Pennella Landscaping (Polar Snow & Ice Solutions)– 638B Main Rd – B: 40, L: 52.01 – TC-1 – 708 s.f. office for landscape company – hours of operation 8am-5pm Mon-Sun – 3 employees – no overnight parking of vehicles – replacement of existing sign requested. (Towaco Village Center)

INVOICES

RESOLUTIONS

PSPP/FC/PSOIL18-10- 29-46 East LLC – 29 Route 46 E & 12 Chapin Rd– B: 183, L: 8 - Approved - Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Sandham, Lewis

PEXT19-01 – Montville Residency – 17 Hook Mtn Rd – B: 160, L: 4 – request for extension of approvals to December 31, 2020 – Granted - Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Sandham, Lewis

MINUTES

Planning Board minutes 1/24/19 – Eligible: Mayor Conklin, Mr. Braden, Mr. Adrignolo, Dr. Kornreich, Mr. Visco, Mr. Lipari, Mr. Agnoli, Mr. Sandham, Chairman Lewis

Planning Board Minutes of 2/14/19 – Eligible: Mayor Conklin; Mr. Braden; Mr. Adrignolo; Mr. Maggio; Committeeman Cooney; Dr. Kornreich; Mr. Visco; Mr. Sandham; Chairman Lewis

Planning Board Minutes of 2/28/19 – Eligible: Conklin, Cooney, Braden, Adrignolo, Kornreich, Visco, Lipari, Sandham, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

****PSPP/F/C/SOIL16-02-18-15– Van Schaik** – 640 Rt. 202 – B: 40, L: 51- pre/final site plan with variances and soil movement for demolition and reconstruction of a commercial building – CARRIED WITH NEWSPAPER NOTICE PRESERVED BUT 200’ NOTICE REQUIRED FROM 2/14/19
ACT BY: 5/9/19

** APPLICANT REQUESTED TO BE RESCHEDULED TO 5/23/19 WITH NEW NOTICE REQUIRED

****PMSP/F/PSOIL18-18 – Roome Road LLC** –14-16 Roome Rd – B: 106; 109, L: 23.02; 314 – 8 Lot subdivision and soil movement no variances
ACT BY: 5/11/19

**APPLICANT REQUESTED TO BE RESCHEDULED TO 5/9/19 WITH NOTICE REQUIRED

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

ADJOURNMENT