

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

VIRTUALLY

**AGENDA OF THURSDAY May 27, 2021**

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=mfb491e7c81ea7c2ef568784b04a2db14>

Meeting number: 132 621 8857

Password: Zv9auJicU53 (98928542 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 621 8857

Meeting materials will be posted online and can be obtained

[https://drive.google.com/drive/folders/1BpO02oJqwwuRSJRely\\_3Cyz-4DBE-y2w?usp=sharing](https://drive.google.com/drive/folders/1BpO02oJqwwuRSJRely_3Cyz-4DBE-y2w?usp=sharing)

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

**ROLL CALL**

Mr. Gary Lewis

Mr. Arthur Maggio

Committeeman Richard Conklin

Mayor Frank Cooney - AE

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm

Mr. Russell Lipari

Mr. Nicholas Agnoli

Mr. Pane Repic (alt#1)

Ms. Christine Fano (alt#2)

*Also present:*

Board Attorney: Michael Carroll, Esq.

Board Engineer: Stan Omland, PE

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.

**SWEARING IN OF PROFESSIONALS**

## **SECRETARY'S REPORT**

### **BOARD DISCUSSION**

### **PUBLIC DISCUSSION**

### **PLANNING BUSINESS**

Discussion re: Cannabis Ordinance

### **WAIVERS**

**PMISC21-16 SG&W Marketing Communications Inc.** - 2 Changebridge Road, West Building, Suites 103 & 104 - BL: 44, L: 1 - 3,805sf office space marketing communications business; current Montville tenant changing locations – 11 employees total, 6 on site - hours of operation: 8:30 am – 5:00 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – signage in accordance with complex theme

**PMISC21-17 Harvest Commodities Marketing Inc.** - 1 Chapin Road, Unit 2 - BL: 182, L: 5 - 20,000 sf space (2,000sf office/18,000sf warehouse) for storage & distribution of Psyllium Husk and other bulk spices – 3 employees - hours of operation: 7:00 am – 4:00 pm, M-S, closed Sun - no deliveries or overnight parking of vehicles – signage in accordance with complex theme

**PMISC21-18 - Montville Reformed Church** - 105 Changebridge Road – BL: 123, L: 1 - install a Generac 16kW standby air-cooled gas engine generator – pre-made composite cement 3” pad base measuring 54”L by 31”W, will sit on 2-3” of 3/8-3/4 crushed stone - landscaping buffer will consist of Gold Juniper and Golden Mop Dwarf Cypress shrubs - exercise cycle will be every other Monday, 15 minutes at 10:00

**PMISC21-19 – Green Ridge Wealth Planning** – 150 River Rd Units E3 & E4 – B: 123.01, L: 5.30 & 5.40 – 5,551 s.f. office for financial planners – hours of operation M-F 9am-5pm; 4 employees – no overnight parking of vehicles – signage in compliance with complex theme

### **INVOICES**

**Burgis Associates** - **O/E:** \$3,037.50 (Alpine Lit Feb 2021); **Trust for:** \$1,312.50 (Catbridge); \$337.50 (D’Agosto); \$300.00 (Diversified); \$37.50 (Hook Mtn); \$1,012.50 (Juve Group), \$1,762.50 (Juve Group); \$75.00 (O’Dowd Quik Chek); \$37.50 (Paul Miller); \$525.00 (PBNJ); \$600.00 (RWB)

**MP Carroll** – **O/E:** \$412.50 (Alpine Lit April 2021); **Trust for:** \$1,575.00 (Catbridge); \$37.50 (D’Agosto); \$1,875.00 (Four-Eight Main); \$637.50 (Juve); \$150.00 (MUR Avalon); \$150.00 (Papertec); \$637.50 (PBNJ Wawa); \$75.00 (SeaBreeze); \$262.50 (Sterling);

**Dorsey & Semrau** – **Trust for:** \$155.00 (KeKon); \$294.50 (Parklane); \$1,147.50 (Paul Miller)

**Klein Traffic Consulting LLC** – **Trust for:** \$600.00 (PBNJ Wawa)

**Omland Associates** – **Trust for:** \$387.50 (Catbridge); \$503.75 (D’Agosto); \$503.75 (Four-Eight Main); \$2,402.50 (Juve); \$2,247.50 (MUR Avalon); \$658.75 (Papertec); \$581.25 (PBNJ Wawa); \$2,635.00 (Sterling)

### **RESOLUTIONS**

### **MINUTES**

**LOI/DEP NOTIFICATIONS**

**LEGAL/LEGISLATIVE UPDATES**

**OLD BUSINESS**

**PSPP/FC/PSOIL20-12– Juve Group** – 465 Main Rd – B: 81, L: 7 – Preliminary/Final site plan with c variances and soil movement – Carried with notice from 3/11/21 & 4/29/21 – Eligible: Maggio<sup>i</sup>; Conklin; Braden; Adrignolo; Kornreich<sup>ii</sup>; Lipari; Agnoli; Repic<sup>iii</sup>; Fano<sup>iv</sup>; Lewis  
ACT BY: 5/31/21

**NEW BUSINESS**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**

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<sup>i</sup> Certified to 4/29/21 hearing

<sup>ii</sup> Certified to 4/29/21 hearing

<sup>iii</sup> Certified to 4/29/21 hearing

<sup>iv</sup> Certified to 4/29/21 hearing