

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY JUNE 8, 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	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.

**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**

**PMISC23-14 – Coastal Financial Group, Inc.** – 150 River Rd., Units K4A & K4B – B: 123.01, L: 11.41 & 11.42 – 1,901sf office space for insurance company – 9 employees – hours of operation: 8:30am-5pm M-F, closed Sat & Sun – business name to be added to existing complex sign.

### **INVOICES**

**Bowman – O/E for:** \$360.00 (Board Business April 2023), **Trust for:** \$870.50 (Diversified PSE&G), \$360.00 (DLS Contracting), \$713.50 (Hook Mountain), \$960.00 (Hook Mountain), \$929.00 (Hook Mountain), \$492.00 (Hook Mountain), \$676.50 (Juve), \$880.00 (Juve), \$526.00 (Maryava), \$615.00 (Maryava), \$320.00 (McDonalds), \$120.00 (PBNJ), \$935.00 (Russo Acquisitions), \$975.00 (Russo Acquisitions)

**Burgis – Trust for:** \$440.00 (Diversified PSE&G), \$160.00 (DLS Contracting), \$2,080.00 (Hook Mountain), \$680.00 (Judges), \$80.00 (Juve), \$40.00 (Pinto), \$1,440.00 (Russo Acquisitions),

**Carroll – Trust for:** \$80.00 (AVC Holdings), \$200.00 (Diversified PSE&G), \$40.00 (DLS Contracting), \$840.00 (Hook Mountain), \$120.00 (Judges), \$80.00 (Juve), \$160.00 (Maryava), \$40.00 (McDonalds), \$80.00 (Pinto), \$120.00 (Russo Acquisitions), \$40.00 (Signature),

**Suburban – Trust for:** \$1,804.00 (Juve), \$634.00 (PBNJ), \$283.50 (Russo Acquisitions), \$324.00 (Suburban)

### **RESOLUTIONS**

**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 – Approved – Eligible: Maggio, Kayne, Kornreich, Adrignolo, Agnoli, Repic, Hines, Lewis

**PSPP/F13-07-16-11-23-02 – Pinto Management Group, LLC.** – 151, 153 & 155 River Rd. – B: 131, L: 17.01, 17.02 & 17.03 – amended site plan – Approved – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Repic, Hines, Lewis

### **MINUTES**

Planning Board Minutes of 4/27/23 – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Agnoli, Repic, Hines, Lewis

Planning Board Minutes of 5/11/23 – Eligible: Maggio, Kayne, Braden, Adrignolo, Kornreich, Lipari, Repic, Hines, Lewis

### **LOI/DEP NOTIFICATIONS**

### **LEGAL/LEGISLATIVE UPDATES**

### **OLD BUSINESS**

### **NEW BUSINESS**

**PMN/C22-06– Judges** – 4 & 6 Tara Ln – B: 128, L: 2 & 3 – lot line change with variances – Notice Acceptable  
ACT BY: 7/20/23

**\*\*PSPP/FC23-01 – McDonald’s – 52 Rt. 46 – B: 176, L: 15.2 – amended preliminary and final site plan with variances for drive thru – Notice Acceptable – Act by: 9/13/23**

**\*\* Applicant requests to carry with notice preserved to July 13, 2023**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

PMN/C22-03 – Hammer, Michael & Lois – 77 River Rd – B: 54, L: 4 – dismissal

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**