

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

IN PERSON

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY JULY 8, 2021

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
Committeeman Richard Conklin - AE	Mr. Russell Lipari - AE
Mayor Frank Cooney - AE	Mr. Nicholas Agnoli
Mr. Tim Braden - AE	Mr. Pane Repic (alt#1)
	Ms. Christine Fano (alt#2) - AE

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.

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 - Tim Braden
Site Plan/Subdivision Committee - Tim Braden (Chair); Art Maggio; Russ Lipari, Nick Agnoli
Economic Development Committee - Mayor Cooney
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 Cooney

SWEARING IN OF PROFESSIONALS

SECRETARY'S REPORT

BOARD DISCUSSION

PUBLIC DISCUSSION

PLANNING BUSINESS

Professional Services agreement Board Engineer Bowman Engineering remainder of 2021

WAIVERS

PMISC21-26 L. Frank Urban Inc., dba Urban Flooring System – 9-11 Chapin Road, Unit B&C, Pine Brook – BL: 182, L: 6 – 24,758 sf space (4,000sf office/20,758sf warehouse) to store and distribute carpet & flooring; and store furniture during the construction phase of each project – 5 employees - hours of operation: 7:00 am–3:00 pm, M-F, closed Sat & Sun - no overnight parking of commercial vehicles – no signage requested

PMISC21-28 Thrive Body & Soul – 626B Main Road, Towaco – BL: 40, L: 52.01 - 770 sf space for a yoga and fitness studio – 5 employees, 6 shifts, 1 employee per shift - hours of operation: 6:00 am–9:30 pm, M-F, 9:00 am–11:00 am Sat & Sun - no overnight parking of commercial vehicles – signage per graphics provided

INVOICES

MP Carroll – O/E: \$41.25 (Alpine Lit May 2021)

RESOLUTIONS

MINUTES

Planning Board Special Meeting Minutes of April 29, 2021 – Eligible: Conklin, Braden, Adrignolo, Agnoli, Lipari, Lewis

Planning Board minutes of May 27, 2021 – Eligible: Conklin, Braden, Adrignolo, Agnoli, Lipari, Repic, Fano, Lewis

Waiver Subcommittee minutes of 6/10/21 – Eligible: Maggio, Lipari, Braden

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

PSPP/FC16-23/PSOIL16-24 – PBNJ (Wawa) 16 Rt. 46 – B: 162, L: 7 – reconsideration hearing – Carried with notice from 2/25/21 & 4/22/21 hearing - Eligible: Adrignolo, Agnoli, Kornreich, Repic, Maggio
ACT BY: 7/31/21

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT