

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY AUGUST 10, 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 - AE
Mayor Matthew Kayne - AE	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1) - AE
	Mr. Larry Hines (alt#2) - AE

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Jamie Giurintano, PE
Board Planner:	David Novak, 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

- Appointment of Board Engineer & Execution of Professional Services Agreement
 - Jamie Giurintano, PE – Colliers Engineering

- Appointment of Board Conflict Engineer & Execution of Professional Services Agreement
 - Eric Keller, PE – Bowman Engineering

HPRC23-03 – Effingham Low House - Gamsby, Richard and Pat - 102 Hook Mountain Rd – Roof replacement – Certificate of Appropriateness

WAIVERS

PMISC23-24 – Carz 4 Us of Pinebrook – 20 Route 46 – B: 176, L: 5 - 1,632sf space for used car dealership – 5 employees – hours of operation: 9AM-8PM M-Sat, Closed Sunday – no overnight parking of vehicles – signage as per graphics provided.

PMISC23-25 – Global Address Me, Inc. – 26 Chapin Rd., Unit 1108 – B: 183, L: 7.1 – 6,530sf office/warehouse space being occupied by existing business in unit 1201 providing third party logistics services such as storage, pick pack and ship items and kitting, assembling and repairs of electronic devices – 15 employees – hours of operation: 8AM-5PM M-F, closed Sat & Sun – 1-2 Fedex, UPS or other courier deliveries weekly - no overnight parking of vehicles – signage as per graphics provided.

PMISC23-26 – Invest In My Health – 137 Main Rd., Unit 100 – B: 51, L: 33 – 100sf office space for medical practice – 1 employee – hours of operation: 11AM-8PM M-Sat, closed Sun. – no overnight parking of vehicles – no signage requested.

INVOICES

Bowman – Trust for: \$379.00 (AVC Holdings), \$293.75 (Diversified PSE&G), \$718.00 (DLS Contracting), \$120.00 (Hook Mtn. Montville), \$85.33 (Hook Mtn. Montville), \$512.75 (Judges), \$640.00 (Juve), \$640.00 (Juve), \$798.00 (Juve), \$573.75 (Maryava), \$504.25 (McDonalds)

Burgis – Trust for: \$920.00 (AVC Holdings), \$40.00 (Diversified PSE&G), \$1,480.00 (DLS Contracting), \$240.00 (Hook Mtn Montville), \$720.00 (Judges & Pepe), \$80.00 (Juve), \$1,120.00 (Maryava), \$880.00 (McDonalds), \$40.00 (PBNJ), \$120.00 (Pinto), \$160.00 (Sea Breeze)

Carroll – Trust for: \$160.00 (AVC Holdings), \$40.00 (Diversified PSE&G), \$80.00 (DLS Contracting), \$40.00 (Hammer), \$360.00 (Hook Mtn. Montville), \$80.00 (Judges), \$920.00 (Juve), \$80.00 (Maryava), \$240.00 (McDonalds), \$148.00 (McDonalds), \$160.00 (Montville Residency), \$200.00 (Pinto)

Semrau – Trust for: \$4,968.00 (Juve), \$342.00 (Millcreek), \$972.00 (Juve), \$135.00 (PBNJ)

Suburban – Trust for: \$592.00 (AVC Holdings), \$162.00 (Juve), \$296.00 (PBNJ), \$768.00 (Russo Acquisitions)

RESOLUTIONS

PSPP/FC23-01 – McDonald’s – 52 Rt. 46 – B: 176, L: 15.2 – amended preliminary and final site plan with variances for drive thru – Approved – Eligible: Maggio, Conklin, Kayne, Braden, Kornreich, Lipari, Agnoli, Repic, Hines, Lewis

PEXT23-07 Sea Breeze – 441 Main Road – B: 81, L: 4 – request for extension of approvals to 6/24/24-

Granted – Eligible: Maggio, Conklin, Kayne, Braden, Kornreich, Lipari, Agnoli, Repic, Hines, Lewis

Resolution for Professional Services Agreements for Colliers Engineering and Bowman Engineering

MINUTES

Planning Board Minutes of 7/13/23 – Eligible: Maggio, Conklin, Kayne, Braden, Kornreich, Lipari, Agnoli, Repic, Hines, Lewis

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PMN/C/SOIL23-04– AVC Holdings V, LLC. – 26 Horseneck Rd. – B: 125.06, L: 18 – minor subdivision with variances – Notice acceptable. ACT BY: 11/24/23

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PEXT23-09 AKR – 34 Abbot Rd – B: 39.06; L: 99.03 – request for extension of approvals to 9/23/2024

CONCEPTS

CLOSED SESSION

ADJOURNMENT