

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

IN PERSON

AGENDA OF THURSDAY AUGUST 26, 2021

No New Business to be Conducted Past 10:00PM

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: Jamie Giurintano, PE – presence not required

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

****Public Hearing** - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing

****RESCHEDULED TO 9/23/21**

PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 87, L: 1 – informational discussion for concept review (notice acceptable)

Amended Certificate of Appropriateness 77 River Road – Hammer – Change in color of house and roof shingles along with addition over kitchen

Certificate of Appropriateness HPRC21-01 **Sterling Montville** – 128; 142-142A; 150 Main Rd – Certificate of Appropriateness approved subject to an archeological study be completed on Block 56, lot 13. A copy of the report on the findings, by a recognized archeological firm, will be forwarded to the HPRC. Based on those findings the HPRC will determine whether to require further archeological studies.

WAIVERS

PMISC21-31 – APT Distributing Co. – 30 Chapin Road, Unit 1211 – BL: 183, L: 7.1 – 7,500 sf space (1,957 sf office/5,543 sf warehouse) for flooring supplies sales to retail stores and contractors – 2 employees – hours of operation: 7:30 am- 4:30 pm, M-F, closed Sat & Sun - no overnight parking of vehicles – signage in accordance with complex theme

PMISC21-32 - P4 Clinical LLC - 25 Riverside Drive, Suite 10 – BL: 182, L:7 - 16,650 sf space (5,331 office, 6,212 lab, 5,107 warehouse) for diagnostic lab testing facility - 60 employees, 3 shifts, 20 employees per shift – hours of operation: 24 hours, 7 days – overnight parking of 1 commercial van – replace existing signage with new tenant information per graphic provided

INVOICES

Bowman – Trust for: \$525.00 (Galizia)

MP Carroll – O/E: \$990.00 (Alpine Litigation July 2021) **Trust for:** \$75.00 (Catbridge); \$150.00 (Galizia); \$75.00 (Int'l Motor); \$300.00 (Juve); \$75.00 (Marotta); \$37.50 (Millcreek); \$187.50 (Avalon); \$2,550.00 (PBNJ Wawa); \$37.50 (RD America); \$75.00 (Sterling)

Ferriero Engineering – Trust for: \$5,516.00 (Sterling)

Suburban Consulting Engineers Inc. – Trust for: \$155.00 (Juve)

RESOLUTIONS

MINUTES

Minutes of Planning Board July 22, 2021 – Eligible: Conklin, Braden, Adrignolo, Maggio, Cooney, Lipari, Repic, Fano, Lewis.

Executive Session Minutes of Planning Board July 22, 2021 – Eligible: Conklin, Braden, Adrignolo, Maggio, Cooney, Lipari, Repic, Fano, Lewis.

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

****PSPP/FC19-19 – RWB Developments** (Quick on the Way) – 26 Route 46 – B: 176, L: 2 –pre/final site plan with variances for gas station/convenience store – Carried with notice from 3/25/21 – Eligible: Maggio, Conklin, Cooney, Braden, Kornreich¹, Adrignolo, Lipari, Repic, Fano, Lewis

ACT BY: 9/30/21

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 9/9/21**

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

PEXT21-09 AKR - 34 Abbott Rd – B: 39.06; L: 99.03 – request for extension of approvals to 9/12/22

CONCEPTS

CLOSED SESSION

Pending Litigation

ADJOURNMENT

ⁱ Certified to 3/25/21 & meeting