

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY OCTOBER 26, 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 - AEDr. Lawrence Kornreich - Environmental Comm - AE	
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:	Tom Behrens, PP, AICP
Secretary	Jane Mowles
Recording Secretary:	Kelley Kehoe

**ANNOUNCEMENTS**

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF COMPLIANCE**

**COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN**

**SWEARING IN OF PROFESSIONALS**

**SECRETARY'S REPORT**

**BOARD DISCUSSION**

**PUBLIC DISCUSSION**

**PLANNING BUSINESS**

Small Cell Presentation

HPRC23-05 Doris Heddy – Van Duyne Cider Mill – 160 Pine Brook Rd – B: 122, L: 23 – replacement of existing roof – Certificate of Appropriateness

HPRC23-04 Sabbatino, Anthony – 85 Jacksonville Rd – B: 32, L: 1 – replacement of existing deck, construct a roof over the entry way of the home and re-roof the house – Certificate of Appropriateness

## **WAIVERS**

**PMISC23-42 – Dear Thai Kitchen** – 634 Main Rd. – B: 40, L: 52.01 - 665sf space with existing Thai food take-out restaurant (2SIS Thai Kitchen), business operations are not changing – only changes made to business name and signage – 3 employees – hours of operation: 3PM-9PM Mon, 11:30AM-9PM Tues-Thurs, 11:30AM-10PM Fri, 12PM-9PM Sat, closed Sun – no overnight parking of vehicles – signage as per graphics provided.

## **INVOICES**

**Burgis – Trust for:** \$1,960.00 (Above & Beyond), \$240.00 (AKR), \$720.00 (AVC Holdings), \$1,160.00 (Chabad), \$520.00 (DLS Contracting), \$1,560.00 (Maryava), \$40.00 (McDonald's), \$840.00 (Montville Residency), \$280.00 (Pinto), \$640.00 (Russo Acquisitions)

**Carroll – Trust for:** \$160.00 (AVC), \$80.00 (Juve), \$40.00 (Diversified PSE&G). \$40.00 (Chabad), \$40.00 (DLS Contracting), \$40.00 (Russo Acquisitions)

**Colliers – Trust for:** \$320.00 (AVC Holdings), \$800.00 (Chabad), \$1,581.25 (Diversified PSE&G), \$480.00 (DLS Contracting), \$80.00 (Juve), \$360.00 (Maryava), \$160.00 (Russo)

**Semrau – Trust for:** \$684.00 (Juve), \$54.00 (Avalon Bay),

**Suburban – Trust for:** \$81.00 (Juve), \$606.00 (Russo Acquisitions), \$324.00 (PSE&G), \$162.00 (PBNJ), \$229.00 (Diversified PSE&G), \$377.00 (PBNJ), \$888.00 (Russo Acquisitions), \$81.00 (Sterling)

## **RESOLUTIONS**

### **MINUTES**

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

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

Planning Board Minutes of 8/10/23 – Eligible: Maggio, Braden, Kornreich, Agnoli, Lewis

Planning Board minutes of 9/14/23 – Eligible: Braden, Repic, Agnoli, Hines, Lewis

Subcommittee minutes of 9/28/23 – Eligible: Braden, Lipari, Maggio

Masterplan Subcommittee minutes of 9/28/23 – Eligible: Maggio, Lipari, Lewis

Subcommittee minutes of 10/19/23 – Eligible: Braden, Agnoli Maggio

## **LOI/DEP NOTIFICATIONS**

## **LEGAL/LEGISLATIVE UPDATES**

## **OLD BUSINESS**

## **NEW BUSINESS**

**PSPP/FC23-03– Maryava** – 624 Main Rd. (Rt. 202) - B: 39 L: 31 – preliminary and final site plan with Variances – Notice Acceptable  
ACT BY: 2/8/24

## **CORRESPONDENCE / EXTENSIONS / DISMISSALS**

## **CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**