

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

195 Changebridge Rd

AGENDA OF MONDAY NOVEMBER 1, 2021

No New Business to be Conducted Past 10:00PM

Welcome to the Montville Township Planning Board hearing. Please mute your phones. Thank you.

ROLL CALL

Mr. Gary Lewis	Mr. Adam Adrignolo
Mr. Arthur Maggio	Dr. Lawrence Kornreich - Environmental Comm - AE
Committeeman Richard Conklin	Mr. Russell Lipari
Mayor Frank Cooney	Mr. Nicholas Agnoli
Mr. Tim Braden	Mr. Pane Repic (alt#1)
	Ms. Christine Fano (alt#2)

Also present:

Board Attorney:	Michael Carroll, Esq.
Board Engineer:	Jamie Giurintano, 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

WAIVERS

PMISC21-39 – Metro Integrated Tech Inc. – 30 Chapin Road, Unit 1204 – BL: 183, L: 7.1 – 5,328 sf space (3,800 sf office/1,528 sf warehouse) for wholesale business selling low voltage electronics, no retail sales on premises – 5-8 employees – hours of operation: 8:00 am- 5:00 pm, M-F, closed Sat & Sun - no overnight parking of vehicles – signage in accordance with complex theme

PMISC21-40 – Kokora Ave LLC – 22 Kokora Avenue – BL: 51, L: 30.08 – accessory building >500 sf, trailer measuring 8' by 20' – temporary office space for on-site supervision and receiving deliveries during construction of 6 lots at Park Lane Estates – 1 year estimated length of use - trailer will be placed on lot 30.08 behind lot line - no overnight parking of vehicles – signage limited to project manager's name and phone number on trailer door; no sales or marketing signage permitted

PMISC21-41 – RHI Builders – 66 Bloomfield Avenue – BL: 171, L: 10 – 5,100 sf space for general contractor business to store tools and construction materials, no outdoor storage requested - 2 employees – hours of operation: 8:00 am-5:00 pm M-F, 8:00 am-1:00 pm Sat, closed Sun - overnight parking of 1 pick-up truck only – no signage requested – replace missing siding and paint entire building neutral color prior to occupancy

INVOICES

MP Carroll – **O/E:** \$577.50 (Alpine Lit Sept 2021); \$300.00 (Board Business Sept 2021)

Trust for: \$75.00 (Four-Eight); \$75.00 (Galizia); \$37.50 (International Motor); \$75.00 (Juve); \$75.00 (Kearfott); \$37.50 (Marotta); \$262.50 (Millcreek); \$150.00 (Montville Gas); \$1,012.50 (RD America); \$1,650.00 (RWB); \$75.00 (Sterling)

Suburban Consulting Engineers Inc. – **Trust for:** \$985.00 (MUR Avalon); \$280.00 (Sterling)

RESOLUTIONS

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

PSPP/FC/PSOIL21-05– International Motor Controls – 2 Skyline Dr – B: 52, L: 37 – preliminary and final site plan with ‘c’ variances - construct an addition to an existing industrial building –Notice acceptable

ACT BY: 2/1/22

PMS/C21-06– Galizia – 23 Bloomfield Ave – B: 175, L: 5 – site plan with variances - plumbing contractor’s shop; renovate the interior of the building and to add new asphalt pavement, loading and parking spaces, building-mounted lighting and new wall signage – Notice Acceptable

ACT BY: 2/2/22

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT