

**MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

**AGENDA OF THURSDAY DECEMBER 14, 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 - 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:	Joe Burgis, 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**

Courtesy review Montville Township Police Department Radio Project located at 17 Hook Mountain Road.

Ordinance review: Amendments to Land Use & Development, Development Fees, and Property Maintenance chapters

Draft Annual Report

Discussion Bylaws

Draft Planning Board meeting dates 2023

## **WAIVERS**

**PMISC23-43 – The Horan Agency** – 8 Whitehall Rd., Unit 300 – B: 96, L: 3.1 – 400sf space for independent insurance practice – 1 employee - hours of operation: 9AM-5PM M-F, 10AM-4PM Sat-Sun – no overnight parking of vehicles – no signage requested.

**PMISC23-44 – Pipeline Equipment Resources Company, LLC.** – 3 Mars Ct., Unit 3 – B: 3, L: 38.4 – 4,264sf space for light assembly/repair of industrial equipment – 4 employees – hours of operation: 8AM-5PM M-F, closed Sat-Sun – no overnight parking of vehicles – no signage requested.

## **INVOICES**

**Burgis – Trust for:** \$360.00 (Above & Beyond), \$40.00 (AVC Holdings), \$160.00 (Catbridge), \$40.00 (Hammer), \$720.00 (McDonald's)

**Carroll – Trust for:** \$80.00 (McDonalds), \$120.00 (Hammer), \$280.00 (Above & Beyond), \$880.00 (Maryava), \$200.00 (Tierra Estates), \$40.00 (Hook Mtn Montville),

**Colliers – Trust for:** \$480.00 (Above & Beyond), \$320.00 (AVC Holdings), \$160.00 (Diversified PSE&G), \$160.00 (DLS Contracting), \$480.00 (Hammer), \$80.00 (Juve), \$480.00 (Maryava), \$720.00 (McDonalds), \$1,040.00 (Russo Acquisitions)

**Semrau – Trust for:** \$144.00 (Juve)

**Suburban – Trust for:** \$324.00 (640 Route 202), \$592.00 (Maryava), \$444.00 (Above & Beyond), \$754.00 (Russo Acquisitions),

## **RESOLUTIONS**

**PSPP/FC23-03– Maryava** – 624 Main Rd. (Rt. 202) - B: 39 L: 31 – preliminary and final site plan with Variances – Approved – Eligible: Adrignolo, Maggio, Conklin, Lipari, Angoli, Kayne, Repic, Hines, Lewis

## **MINUTES**

Planning Board minutes of 10/26/23 – Eligible: Conklin, Braden, Adrignolo, Kayne, Lipari, Agnoli, Repic, Hines, Lewis

Planning Board Subcommittee minutes of 11/29/23 – Eligible: Maggio, Lipari, Braden

## **LOI/DEP NOTIFICATIONS**

## **LEGAL/LEGISLATIVE UPDATES**

## **OLD BUSINESS**

**PSPP/FC23-08– Above & Beyond Plumbing** - 5 Van Winkle Road – B: 176, L: 16 – preliminary/final site plan with variances – carried with notice from 11/9/23 meeting – Eligible: Adrignolo, Maggio, Kornreich<sup>i</sup>, Conklin, Lipari, Braden<sup>ii</sup>, Angoli, Kayne, Repic, Hines, Lewis      ACT BY: 2/7/2024

**NEW BUSINESS**

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**PEXT23-17 Hook Mountain Montville** – 15 Hook Mountain Rd – B: 175, L: 4 – request for extension of approvals to 6/8/2024 for perfection of the minor subdivision.

**PEXT23-16 – Diversified PSE&G** – 331 Main Rd – B: 59.02, L: 26 – request for extension of the approvals to 8/25/2024 for perfection of the minor subdivision

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**

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<sup>i</sup> Must certify to 11/9/23 hearing

<sup>ii</sup> Certified to 11/9/23 hearing