

## **MONTVILLE TOWNSHIP PLANNING BOARD MEETING**

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

### **AGENDA OF THURSDAY JANUARY 12, 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

Mr. Arthur Maggio - AE

Committeeman Richard Conklin

Mayor Matthew Kayne

Mr. Tim Braden

Mr. Adam Adrignolo

Dr. Lawrence Kornreich - Environmental Comm

Mr. Russell Lipari

Mr. Nicholas Agnoli

Mr. Pane Repic (alt#1)

Mr. Larry Hines (alt#2) - AE

#### *Also present:*

Board Attorney: Michael Carroll, Esq.

Board Engineer: Jamie Giurintano, PE

Board Planner: Joseph 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.

#### **REORGANIZATION**

- Appointment of Temporary Chairman
- Appointment of Chairman
- Appointment of Vice Chairman
- Appointment of Planning Board Secretary
- Appointment of Recording Secretary
- Designation of Meeting Time - 7:30PM - & Meeting Dates

#### ***2023- Meeting Dates***

The dates of the Planning Board meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month (7:30PM Start; Meeting Place: 195 Changebridge Road or Virtually via Webex operating system

The Meeting Dates are as follows:

January 12, 2023

January 26, 2023

July 13, 2023

July 27, 2023

February 9, 2023  
February 23, 2023  
March 9, 2023  
March 23, 2023  
April 13, 2023  
April 27, 2023  
May 11, 2023  
May 25, 2023  
June 8, 2023  
June 22, 2023

August 10, 2023  
August 24, 2023  
September 14, 2023  
September 28, 2023  
October 12, 2023  
October 26, 2023  
November 9, 2023  
November 20, 2023\* (Monday)  
December 14, 2023  
January 11, 2024

\*Changed due to holiday

### ***Designation of Official Newspaper for Legal Ads***

The Daily Record, The Citizen, and the Star Ledger (for publication purposes)

### ***2023 Appointments***

- Appointment: Board Attorney/Execution of Professional Services Agreement
  - Michael Carroll, Esq., Law Offices
- Appointment of Board Planner & Execution of Professional Services Agreement
  - Joseph Burgis, AICP, PP, Burgis Associates
- Appointment of Board Engineer & Execution of Professional Services Agreement
  - Jamie Giurintano, PE – Bowman Engineering

### **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**

Adoption of 2022 Annual Report

Adoption of 2023 By Laws

**WAIVERS**

**PMISC23-01 – Global Trade Imp & Exp, LTD** – 45 Route 46, Unit 608 – B: 183, L: 6 - 7,300sf office (1,706sf ) and warehouse (5,594sf) space for wholesale, e-commerce and showroom for men's ladies & kids' apparel, accessories and cosmetics – 7 employees – hours of operation: 8:30am – 6pm M-F – no overnight parking of vehicles – signage in compliance with complex theme.

**PMISC22-55 – Prisco Spas & Pools** – 321 Changebridge Rd., Unit 102 – B: 160.2, L: 18 - 2,398sf space to be utilized as a showroom for the display of hot tubs – 2 employees – hours of operation: M-T 10am-5pm, Wed by appointment, 10am-5pm Thurs-F, 10am-4pm Sat, Sun by appointment – no overnight parking of vehicles. Signage will be black applied lettering, not to exceed 3ft in height and no wider than 60% of the unit’s façade.

**INVOICES**

**Bowman – Trust for:** \$680.00 (Hook Mtn Montville), \$520.00 (Hook Mountain), \$981.00 (Juve), \$732.00 (Juve), \$529.00 (Juve), \$366.50 (Montville Office Park), \$440.00 (PBNJ), \$873.50 (Russo Acquisitions)

**Burgis – Trust for:** \$1,400.00 (Juve), \$320.00 (Montville Office Park), \$3,200.00 (Russo), \$400.00 (640 Rt. 202), \$40.00 (Sterling)

**Carroll – O/E for:** \$92.50 (PBNJ Lit.) **Trust for:** \$880.00 (Hook Mtn Montville), \$200.00 (Juve), \$80.00 (Montville Office), \$160.00 (PBNJ), \$80.00 (Russo), \$40.00 (640 Rt. 202)

**Ferriero – Trust for:** \$168.75 (Sterling)

**Semrau – Trust for:** \$195.10 (Russo)

**Suburban – Trust for:** \$1,305.00 (AKR Development), \$1,815.00 (Sterling)

**RESOLUTIONS**

Resolution adopting 2023 Spending Plan

Professional Services Agreement Resolution

**PSPP/C/PSOIL22-09 – 640 Route 202, LLC.** – 640 Route 202 – B: 40, L: 51 – preliminary site plan with variances and soil movement – Eligible: Conklin, Braden, Adrignolo, Kornreich, Lipari, Agnoli, Repic

**MINUTES**

**LOI/DEP NOTIFICATIONS**

**LEGAL/LEGISLATIVE UPDATES**

**OLD BUSINESS**

**\*\*PSPP/FC/PMN/PSOIL 19-06 – Hook Mountain Montville** – 15 Hook Mountain Rd – B: 175, L: 4 – pre/final site plan/minor subdivision/soil movement and c variances for 2 commercial buildings – carried with notice from 11/21/22 – Eligible: Conklin, Kayne, Kornreich<sup>1</sup>, Braden, Adrignolo, Lipari, Agnoli<sup>2</sup>, Repic<sup>3</sup>, Hines, Lewis  
ACT BY: 2/4/23

**\*\*APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 1/26/2023**

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<sup>1</sup> Must certify to 11/21/22 hearing  
<sup>2</sup> Must certify to 11/21/22 hearing  
<sup>3</sup> Must certify to 11/21/22 hearing

**NEW BUSINESS**

**PSPP/FC/SOIL22-07– Russo Acquisitions** – 65 Route 46– B: 184 L: 2.01 – Prelim/final site plan with soil movement new construction – Notice acceptable  
ACT BY: March 4, 2023

**CORRESPONDENCE / EXTENSIONS / DISMISSALS**

**PEXT22-10 PBNJ** – B: 162, L: 7 – request for extension of approvals to 8/12/2024

**CONCEPTS**

**CLOSED SESSION**

**ADJOURNMENT**