

MONTVILLE TOWNSHIP PLANNING BOARD MEETING

7:30 p.m. start time

Held at: 195 Changebridge Road, Montville Municipal Building

AGENDA OF THURSDAY SEPTEMBER 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 - AE
Mr. Arthur Maggio, Vice Chairman	Dr. Lawrence Kornreich - Environmental Comm
Committeeman Richard Conklin	Mr. Russell Lipari - AE
Mayor Matthew Kayne - AE	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

WAIVERS

PMISC23-27 – Jersey Bottle Supply – 21-25 Riverside Drive – B: 182, L: 7 – 23,500sf office and warehouse space for plastic bottle manufacturer, including label storage and application – 14 employees – hours of operation: 8AM-4:30PM M-Thurs, 7AM-3:30PM Fri, closed Sat & Sun – overnight parking of (3) 24ft box trucks – no signage requested.

PMISC23-28 – Don Chicken – 48 Stiles Ln, Unit 101 – B: 149.4, L: 4 – 1,180sf space for Korean fried chicken restaurant – 3 employees – hours of operation: 11AM-8:30PM M-Thurs, 11:30AM-10PM Fri & Sat, 11:30AM-8PM Sun – no overnight parking – signage as per graphics provided, in compliance with complex theme.

PMISC23-30 – Lunar Audio Video – 662 Main Rd., Unit 101 – B: 40, L: 48.01 – 1,850sf retail/office space for residential and commercial audio video contractor specializing in installation and service of home automation, lighting control, networking and security systems – 4 employees – hours of operation: 7:30AM-6PM M-Fri, 9AM-4PM Sat, closed Sun – overnight parking of Ram Promaster Van when vehicle is being transferred to new employees – signage as per graphics provided, in compliance with complex theme.

PMISC23-31 – Memo Smoke Shop – 101 Route 46, Bldg. 14, Unit 131 – B: 181, L: 1.1 – 1,480sf space for smoke shop selling tobacco products such as cigars, cigarettes, nicotine electronic devices and cbd, there will be no selling of any marijuana related products and no inside smoking – 1 employee – hours of operation: 10AM-8PM Mon-Sun – no overnight parking of vehicles – signage as per graphics provided.

PMISC23-32 – Tonyboy’s 921, LLC. – 263 Changebridge Rd., Unit 2 – B: 149.4, L: 6 – 1,126sf space for sub shop – 8 employees – hours of operation: 10AM-9PM M-Sun – no overnight parking of vehicles – signage as per graphics provided, in compliance with complex theme.

PMISC23-33 – Avalon Montville – 85 Bloomfield Ave. – B: 179, L: 1 – 1,380sf temporary trailer to be used for leasing activities, meetings with potential residents and conducting hard hat tours of the subject property – 3 employees – hours of operation: 9:30AM-6:30PM M-Thurs, 8:30AM-5:30PM Fri & Sat, 9:30AM-5:30PM Sun – no overnight parking of vehicles – signage as per graphics provided.

PMISC23-34 – Every Piece Counts – 39 Route 46, Unit 804 – B: 183, L: 6 – 3,349sf office space providing therapeutic services to children diagnosed with autism – 5-20 employees (rotating different shifts) – hours of operation: 8AM-6PM Mon-Thurs, 8AM-4PM Fri, closed Sat & Sun – no overnight parking of vehicles – signage as per graphics provided.

INVOICES

Bowman – Trust for: \$240.00 (Diversified PSE&G), \$120.00 (Juve), \$400.00 (McDonalds), \$320.00 (Pinto)

Burgis – Trust for: \$40.00 (AVC Holdings), \$720.00 (McDonalds), \$440.00 (Montville Residency), \$600.00 (Pinto)

Carroll – Trust for: \$160.00 (Above & Beyond), \$40.00 (AKR), \$160.00 (AVC), \$80.00 (Chabad), \$40.00 (Diversified PSE&G), \$160.00 (Marotta), \$80.00 (Maryava), \$1,920.00 (McDonalds), \$80.00 (Montville Residency), \$160.00 (Pinto), \$80.00 (Russo Acquisitions), \$200.00 (Sea Breeze), \$80.00 (Sea Breeze), \$80.00 (Above & Beyond), \$400.00 (AKR), \$1,920.00 (AVC), \$120.00 (Chabad), \$40.00 (DLS), \$120.00 (Juve), \$80.00 (Maryava), \$40.00 (PBNJ), \$80.00 (Pinto), \$40.00 (Montville Residency)

Colliers – Trust for: \$780.00 (Above & Beyond), \$560.00 (AVC), \$160.00 (Juve), \$760.00 (Maryava), \$450.00 (Montville Residency), \$600.00 (Montville Residency), \$240.00 (Pinto),

Semrau – Trust for: \$1,242.00 (Juve), \$252.00 (Millcreek), \$972.00 (Roome Road)

Suburban – Trust for: \$74.00 (Juve), \$74.00 (PBNJ)

RESOLUTIONS

PMN/C/SOIL23-04– AVC Holdings V, LLC. – 26 Horseneck Rd. – B: 125.06, L: 18 – minor subdivision with variances – Approved – Eligible: Maggio, Braden, Kornreich, Agnoli, Lewis

PEXT23-09 AKR – 34 Abbot Rd – B: 39.06; L: 99.03 – request for extension of approvals to 9/23/2024 – Granted - Eligible: Maggio, Braden, Kornreich, Agnoli, Lewis

MINUTES

LOI/DEP NOTIFICATIONS

LEGAL/LEGISLATIVE UPDATES

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE / EXTENSIONS / DISMISSALS

CONCEPTS

CLOSED SESSION

ADJOURNMENT