

MONTVILLE DESIGN REVIEW COMMISSION

Start time: 9AM

MINUTES of September 14, 2021

Held In Person

195 Changebridge Road, Montville

STATEMENT OF COMPLIANCE

Stated

ROLL CALL

Joe Nadler - Present
Richard Conklin - Present
Thomas Burns - Present
Tony Garrett - Present
Tim Braden (Planning Board) - AE
Erik Wolfe- AE
Joseph Stellato - Present
VACANCY
VACANCY

LIASON REPORTS

Township Committee – Montville Day will be in October. Take a look at the new amp theater.
Planning Board – No report
Zoning Board – No report
Land Use – No report

OLD BUSINESS

PSPP/FC/PSOIL21-02 – Sterling Montville – 128; 142-142A; 150 Main Rd – B: 56, L: 6.02; 12, 12.01; 13

Present on behalf of the applicant: Michael Sullivan, Esq; Marc Walker, PE; Gwen Gearhart, Landscape Arch; Jeff Garfunkel, applicant; Tom Brennan & Ben Ledletter, AIA (Via Phone)

Mr. Sullivan – 6 buildings total, 178 units. Have revised plans available. Jeff Gearhart – Photos of East Rutherford project submitted. Building facing Rt 202 façade has been broken up. Mr. Ledletter – Added stone, bay window, dormers. Tried to break it up to look like 5 townhouse buildings. Pushed back cantilevers. Arches over garage doors were included. Pushed entrance of stairs in under. Added shutters and doubled up some windows. Faux balcony over main entrance. Broke up the soffit line in the rear. Changed color of windows to a black frame. Added metal roof in gables. Mr. Burns – The 3 dormers in the back look odd. Mr. Ledletter we can lose one of the dormers in the back. Mr. Garrett suggested pilasters at the corner on the beige buildings. Faux lentils in the stone suggested. Do not see leaders. Mr. Ledletter – We do have stone and headers we can change to color so it pops out more. Mr. Garrett – Agree with matching the color of the stone but maybe some change in texture.

Mr. Walker – We have the Montville Streetscape lighting throughout the site. Gooseneck fixtures. There will be undercover down lights in the entrance ways. Probably a light at the garages. Mr. Garrett – Either a lantern or something like the streetscape lighting theme. Mr. Garrett suggested to take a look at the Schoolhouse office buildings for coloring as it relates to the Club House.

Ms. Gearhart – Changed all of the species to native species and adaptive species for the landscaping. Mr. Nadler did not want white pine. Ms. Gearhart will change white pine with norway spruce. Mr. Garrett suggested a sign and maybe a bench near the canal.

Application carried to 10/12/21.

NEW BUSINESS

PMS21-07 RD America 2021 – 21 Rt. 46 - B: 182, L: 4

Present on Behalf of the applicant: Michael Manganelli, PE

Mr. Manganelli – The applicant is Restaurant Depot. The application was approved last Thursday night at the Planning Board. There are 3 alcoves on the building that they wish to wall off. They will use the existing brick colors. A door will be required in 2 locations but no door on the 3rd alcove. Existing façade will be matched. Mr. Garrett – Can you power wash the existing façade. Mr. Manganelli – Yes will make it match as close as possible.

Motion to approved subject to power washing the building made by Mr. Garrett; Second by: Mr. Burns; Roll call: Unanimous

MINUTES

Minutes of 8/10/21 – Eligible: Conklin, Burns, Garrett, Stellato, Nadler

Motion to adopt made by Garrett; Second by: Burns; Roll call: Conklin, Burns, Garrett, Stellato, Nadler

ADJOURNMENT

Respectfully submitted,

Jane Mowles