

**MONTVILLE DESIGN REVIEW COMMISSION**

Start time: 9AM

**MINUTES of February 9, 2021**

Held Virtually

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m0fa2d04b50151c68478854e70f026859>

Meeting number: 132 294 4356

Password: rQKiDypp275 (77543977 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 294 4356

**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 place 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.

**ROLL CALL**

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

Also present: Annabel Pierce, BOA  
Jane Mowles, Land Use Department

**OLD BUSINESS**

None

**NEW BUSINESS**

**ZMS/D16-20 – Augustus Automotive** – 219-221 Changebridge Road– B: 138, L: 9 – use variance and minor site plan for automotive repair use

Present on behalf of the applicant: Jacqueline Greenburg, Esq.; Chris Wolverton, Arch.; Jonathan Greenburg, Applicant; Christ Figueiredo

Ms. Greenburg-Vogt – This application is scheduled before the Zoning Board. We have new Landscape and Lighting plans. We have a photo of the opaque fence which is sufficient and not additional landscaping will be needed.

Mr. Wolverton – There is a 6 ft. tall fence near the industrial property. Landscaping was added to the north. There is no room to plant additional landscaping by the fence. It would be damaged by snow plowing. Reviewed the site for the Committee using a current photo. Vertical split based block and Stucco exterior with glass windows exist. Dumpster enclosure was repaired. 2 existing garage bays. New 12'x12' overhead door proposed. A new man door proposed. Bollards proposed in this area. 1' change in grade by the door so slight ramp proposed. Intend to remove

the landscaping near the proposed overhead door. Will confirm existing landscaping once the snow is gone. No longer want a sign on the building. Modifying existing monument sign. Looked into the ordinance and it does not require irrigation in the peninsulas. Ms. Greenburg Vogt – We do not intend to put landscaping in the peninsula's so no irrigation would be needed. Mr. Wolverton – The lighting meets the current standards of the ordinance.

Mr. Garrett – Are you planning on restoring the landscaping against the building as per the 2005 plan. Ms. Greenburg Vogt – Phase 2 requires a man door and bay door on that side which will occur in 1-2 years. We would prefer to avoid replacing it now since it will be removed when the door is installed. Mr. Wolverton – We propose to keep the landscaping as is right now. Ms. Greenburg Vogt – We do not know what is under the snow. Mr. Garrett – If you testify that the landscaping is currently there then it should be restored to the 2005 plan. Ms. Greenburg Vogt – We will restore the landscaping to the 2005 plan. Mr. Garrett wanted to see plantings in the peninsulas.

Mr. Braden – Are there any plantings on the 2005 plan that will not be restored, minus the area of the new overhead doors? Mr. Wolverton – It will be restored to the 2005 plans. Mr. Burns – Is there any plans to clean the stucco to the front entrance. Ms. Greenburg Vogt – We will look into it. Mr. Conklin – The property needs to be cleaned up to have some curb appeal.

Motion to approved subject to restore the landscaping to 2005 plans, clean the stucco on the front entrance, remind Zoning Board to look at ADA compliance made by: Mr. Garrett; Second by: Mr. Panza; Roll call; Unanimous

### **MINUTES**

Minutes of 1/12/21 – Eligible: Garrett, Braden, Wolfe, Stellato, Panza, Nadler

Motion to approved made by Mr. Stellato; Second by Mr. Panza; Roll call: Unanimous

### **ADJOURNMENT**

Respectfully submitted,

Jane Mowles