

MONTVILLE TOWNSHIP PLANNING BOARD
SUBCOMMITTEE MEETING
MINUTES FOR February 11, 2021
Start Time 9:00 AM
VIRTUAL

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=mcb9c9a9497b94198922c5f584a703e03>

Meeting number: 132 705 1986

Password: JJpm4HUmB88 (55764486 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 705 1986

ROLL CALL

Mr. Tim Braden, Chairman - Present

Mr. Nick Agnoli - Absent

Mr. Russ Lipari - Present

Mr. Art Maggio - Present

Township staff: Jane Mowles

OLD BUSINESS

NEW BUSINESS

WAIVERS

PMISC20-36 Phoenix Diversified – 321 Changebridge Road, Unit 202 - BL:160.2, L:18 - 2,350 s.f. warehouse space used for bank equipment and tools storage (safes, lockers, chest, drive-up machines, & steel under counter cabinets) – 1-3 employees maximum - hours of operation: 8am-5pm M-Sat; closed Sun. - overnight parking of 1 commercial vehicle, 26' box truck freightliner, VARIANCE REQUIRED IF MORE THAN 1 TRUCK PARKED OVERNIGHT – no signage requested

Motion to approve subject to no more than 1 truck parked overnight made by: Maggio; Second by: Lipari; Roll call: Unanimous

PMISC21-04 Luxe Hair Salon – 6 Route 46 West – B: 162; L: 2 – 9,402 s.f. space for hair salon with 4 stations offering only hair services (cutting, coloring, and styling); no make-up, nail or spa services – 2 employees – hours of operation: 8am-5pm Tues., 8am-6pm Wed. & Fri., 10am-8pm Thurs., 8am-4pm Sat., closed Sun & Mon – no overnight parking of vehicles – signage in compliance with approved theme

Motion to approve made by: Maggio; Second by: Lipari; Roll call: Unanimous

PMISC21-05 LP Real Estate Agency LLC - 115 Horseneck Road, Unit 7E - BL: 139.3, L: 7.3 - 390 s.f. space for Realty Executives Franchise real estate sales office - 2 employees - hours of operation: average 2 hours/day on as needed basis between 9 am-9 pm, 7 days a week - no overnight parking of vehicles – replace existing signage with new tenant information, no more than 4 colors overall permitted

Motion to approve made by: Maggio; Second by: Lipari; Roll call: Unanimous

PMISC21-06 IPCO US, LLC - 10A Bloomfield Avenue - BL:160.1, L:10 - 32,700 s.f. space (7000sf office, 10,000sf showroom, 15,700sf warehouse) for manufacturer of conveyor systems and associated spare parts for food and chemical industries, space utilized for office functions, warehousing and light manufacturing - 25 employees, one shift - hours of operation: 6am-5pm M-Th, 6am-2:30pm F, closed Sat & Sun - overnight parking of 2 vehicles, 2018 Ford F-250 pick up & 2020 Nissan NV Cargo van - no sign requested

Motion to approve made by: Maggio; Second by: Lipari; Roll call: Unanimous

Future meetings to start at 8:30am.

Adjournment

Respectfully submitted,

Jane Mowles