

MONTVILLE DESIGN REVIEW COMMITTEE

Start time: 8:30am

MONUTES OF FEBRUARY 22, 2023

Held at Main Conference Room - Municipal Building
195 Changebridge Road, Montville NJ

STATEMENT OF COMPLIANCE

Stated

ROLL CALL

- Joe Nadler - Present
- Tony Garrett - AE
- Richard Conklin - Present
- Joseph Riccardi - AU
- Erik Wolfe - AE
- Joseph Stellato - AE
- Cheryl Cavanaugh - Present
- Joseph Daughtry Alt#1 - Present
- Victor Canning Alt #2 - AE

LIASON REPORTS

- Township Committee – No report
- Land Use – No report

OLD BUSINESS

PSPP/FC21-04 – Signature Realty – 181 Pine Brook Rd – B: 125.06, L: 1

Present on behalf of the applicant: Vinu Patel, Architect

Mr. Patel – We added the chimneys. Mr. Nadler – We meant to break the line, what we wanted was a more substantial chimney. Ms. Conklin – Would like it on the gable and make it ore stately. Widen it, have it come out of the gable. Mr. V. Patel – Agreed to make the change. Brought the samples for review as follows:



Siding - Certaineed Monogram siding - color Desert Tan

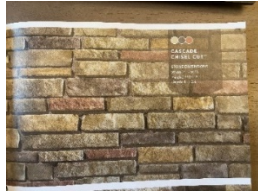


Roofing - GAF Timberline HDZ - Shakewood (25 Year warranty)



Stucco - Entrance canopy - Parex USA - X-73 Egg Shell Base 100 or A

Cultural Stone - ProVia Manufactured stone- Cascade Chisel cut Stone dimensions Width 4" - 20 1/2" Height 1 1/2"x 4" Depth 1" - 2 1/8"



Applicant does not have to return. Will send plans with revised chimneys specs, apron, pillars added to site plan.

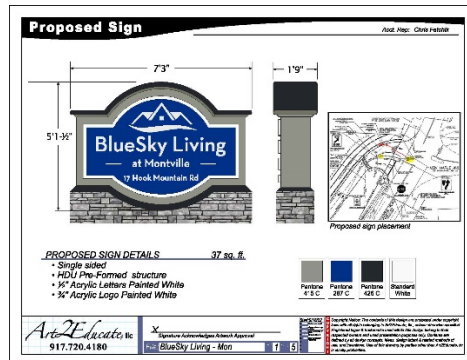
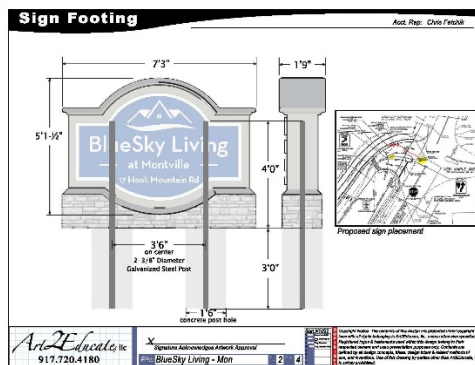
Motion to approved subject to chimney revision made by: Conklin; Second by: Daughtry; Roll call: Yes – Daughtry, Conklin, Cavanaugh, Nadler

NEW BUSINESS

Montville Residency Sign – 17 Hook Mountain Road

Present on behalf of the applicant: Steven Schepis, Esq.

Mr. Schepis – Changing the sign for Montville Residency. The previous sign was 30 s.f. and square. The Applicant wishes to move it back further and make it look nicer. We will be returning to the Planning Board for a minor site plan with variance. We need to add the street number on the sign. The sign is a basic mold, this is the sign they offer. Externally lit.



Motion to approve made by: Conklin; Second by: Daughtry; Roll call: Yes - Conklin, Cavanaugh, Daughtry, Nadler

Mr. Schepis – Hook Mountain Montville. Looked into alternative guide rail. Pressure treated lumber with steel posts. Cannot use wood posts, not enough structural integrity. Steel will have rusty finish.

Motion to approve made by: Daughtry; Second by: Cavanaugh; Roll call: Yes -

MINUTES

Minutes of 1/25/23 – Eligible: Garrett, Conklin, Daughtry, Canning

Motion to approve made by: Daughtry; Second by: Conklin; Roll call: Yes - Conklin, Daughtry

ADJOURNMENT

Respectfully submitted,

Jane Mowles, Land Use Administrator