

MONTVILLE TOWNSHIP PLANNING BOARD

Held Virtually Through WebEx
Minutes of Thursday, March 25, 2021

Chairman Lewis called the meeting to order at 7:30 p.m. and welcomed everyone to the Montville Township Planning Board hearing and asked everyone to turn off their cell phones. Ms. Kehoe took the roll call.

ANNOUNCEMENTS

Chairman Lewis welcomed new board member, Ms. Christine Fano. She introduced herself to the board sharing that she is a Montville Twp. resident, is currently on the Board of Education, and that her family has been involved in real estate for many years.

ROLL CALL

PRESENT R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney,
R. Lipari, P. Repic, C. Fano & G. Lewis

ABSENT EXCUSED N. Agnoli & L. Kornreich

ALSO PRESENT J. Mowles (Secretary) & K. Kehoe (Recording Secretary)

PROFESSIONALS M. Carroll (Board Attorney), S. Omland (Engineer)
& J. Burgis (Board Planner)

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.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked for Committee and Liaison member reports:

Board of Adjustment – Ms. Mowles reported on the residential and automotive applications heard.

Board of Health – Mr. Lipari had no report.

Environmental Commission – Dr. Kornreich was absent.

Water & Sewer – Vice Chairman Maggio had no report.

Historic Preservation Review Commission – Mr. Adrignolo said they met on 3-22-21 and were interested in when the PB would be going in-person again in order to talk about the Hierwarter property.

Design Review Committee – Mr. Braden said they have not met since the last meeting.

Site Plan/Subdivision Committee – Mr. Braden reported they have not met since the last meeting.

Economic Development Committee – Mayor Cooney had nothing new to report.

Open Space Committee – Mr. Repic had no report.

Master Plan – Mr. Lipari had no report.

Fire Districts – Committeeman Conklin (Towaco) had no report, Vice Chairman Maggio (Montville) had no report, and Mr. Braden (Pine Brook) had no report.

Township Committee Mayor’s Report – Mayor Cooney had no report.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in Board Professionals.

SECRETARY’S REPORT

Secretary J. Mowles reported that an area in need of study has been forwarded to Mr. Burgis’ office and that training has been setup for the new members.

BOARD DISCUSSION

There was no discussion to come before the board.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There being no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Committeeman Conklin, seconded by Mr. Repic. All present were in favor. None opposed.

PLANNING BUSINESS

There was no Planning Business to come before the board.

LEGAL/LEGISLATIVE UPDATES

Chairman Lewis asked Mr. Carroll about the new legislation regarding notice to property and business owners within 200 feet. Mr. Carroll said he sat in on a Zoning CLE meeting and reported on temporary Covid matters to be aware of.

WAIVERS

There were no Waivers to come before the board.

INVOICES

Omland Associates - Trust for; \$1,550.00 (PBNJ Wawa); \$116.25 (Saddleback); \$581.25 (Seabreeze)

A motion to approve the invoices was made by Mr. Braden, seconded by Mr. Adrignolo. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, R. Lipari, P. Repic, C. Fano & G. Lewis)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

Planning Board minutes of January 28, 2021 – Eligible: Conklin, Braden, Adrignolo, Maggio, Cooney, Lipari, Repic, Lewis

A motion to approve the minutes was made by Mr. Braden, seconded by Vice Chairman Maggio. Voice Vote of Eligibles. All in Favor. None Opposed.

LOI/DEP NOTIFICATIONS

Mr. Omland reported that 60 Chapin Road has an application before the DEP.

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

PSPP/FC19-19 – RWB Developments (Quick on the Way) – 26 Route 46 – B: 176, L: 2 –pre/final site plan with variances for gas station/convenience store – Notice Acceptable
ACT BY: 5/25/21

Mr. Larry Calli, Esq. summarized the following details: four witnesses testifying, brief background including property shape, zoning, acreage, proposed use, zoning, repurposing of site, no service station, not branded small convenience store, signage, square footage, bulk variance, relief needed, deviations, signage relief, parking deviations, and on-site improvements.

Chairman Lewis explained the process for the public.

1st witness, Mr. Tom Muller, Civil Engineer, was sworn in and his credentials accepted.

Exhibit A-1 (Colorized Aerial Map) of the property and surrounding areas dated 3-25-21 prepared by Dynamic Engineering was submitted. He reviewed the property location, existing site condition, block and lot, address, acreage, triangular site, previous uses, business district driveway, other commercial uses in area, B-3 zoning, and highway and cemetery locations.

Exhibit A-2 (Colorized Site Plan Rendering) dated 3-25-21 was submitted. He testified on the following items: proposed uses, site plan application approval, demolition of current building, new construction, automobile fueling station, number of pumps, canopy, two underground storage tanks, egress/ingress, location and widths of driveways, decrease of impervious coverage, number of parking stalls including locations, sizes, and variance for, compliance of loading area, trash enclosure, site circulation, ADA compliance, vinyl fencing, uniquely shaped site and small size of, variances requested, B-3 zone, permitted uses and conditional uses, bulk standards, existing conditions, minimum lot width requirements and setback lines, front yard variances regarding proposed building size, parking, and fueling canopies, side yard variances regarding setbacks and trash enclosures, zoning compliance for setback and height requirements, meeting building and impervious coverage, parking variance for 10 vs. 12 required spaces, compliance with loading area for trash and deliveries, DOT access permit, considered minor development, diminish of impervious coverage, drainage patterns, flow discharge, flush curb

proposal relief, de minimus exception, not detriment, serviced by public utilities, landscaping and buffering, trees provided, proposed locations, and types of, striped parking, LED lighting fixtures, number of canopy lights and foot candles, variance for light spillage onto adjacent properties, variance for minimum required parking foot-candle requirements and sufficient lighting. He further discussed the of operation of business including: 24/7 store, shifts, number of employees, timing of deliveries, fueling circulation pattern and limitation to off peak hour deliveries, trash hauler and timing, no outdoor storage for store or fuel, no auto repair, security cameras and lighting throughout site, one permitted monument sign that is overall smaller in size and height, but variance needed for clearance of sign, building mounted signs regarding location and size of, two proposed, one allowed, sign package for safety, compliance and what relief is needed, canopy compliance for illumination, and sign colors. Utility, soil, and NJ DOT approvals, etc. are still needed.

Mr. Omland asked questions and/or commented on the following: operation, two underground tanks, three different octanes of gas, clean bill of health and environmental reports needed, maximum number employees, site layout, drive aisle, demand for parking, permitting process for NJ DOT, drainage needing to be revised to reflect the changes on the site plan, more than one shade tree needed for landscaping plan, fuel truck delivery during off peak hours of 11pm and 5am, employee and customer parking locations during those times, fuel truck circulation, pattern, and duration of, bollard point, property constraints, possibility of reduction of building size and number of pumps, type of drainage on driveway including b-inlets, regrading vs. trench drain, capturing of all site runoff, need for the benefits to outweigh the detriments, low volume pumps, and passenger vehicles.

Mr. Burgis asked questions and/or commented on the truck circulation, closing during fueling times and how handled, landscaping, and providing an ornamental tree as an alternative to shade tree.

Board members asked questions or commented on the following: parking stalls, proposing an air pump for tires, egress concern, flow concerns, driveway changes and signage, number of tanks on existing site, remediation process, possibility of two vs. three pumps, not servicing trucks, diesel requirement, curbing choices, drainage, flush transitions, sign variance reasoning, importance of visibility, number of tanks, grades of gas, number of deliveries per week, Towaco lighting, DRC appearance, standby generator option, third pump concern, fuel delivery concerns, site constraints due to shape and size, snow removal process and where placed, how long has facility been in place, environmental investigations of underground tanks, soil borings, site cleanup, drainage and where coming from, light spillage onto neighbor's properties, hours of operation, and location of third tank.

Mr. Calli said recommendations will be taken into consideration and answers provided at a future meeting.

The meeting was open to the public on Mr. Muller's testimony. There being none, the meeting was closed for public comment on a motion made by Mr. Lipari seconded by Mr. Adrignolo - All in Favor by Voice Vote. None opposed.

Chairman Lewis asked Mr. Schepis, representative of Catbridge Machinery, also on agenda tonight, if they wanted to carry.

The Catbridge Machinery application was carried to the 4-8-21 meeting without notice. Announcement was made to anyone on-line for the application.

2nd witness, Mr. Jeff Rawding, Project Architect, was sworn in and his credentials accepted. He testified on the following items: focus on convenience store, plan for c store, floor plan, building shape, frontage on Rt. 46 and facing pumps, elevations, material consistency, c store layout, stations, clerk desk, small office, shelving, displays, prep area, mechanical room, coolers, unisex bathroom, two building mounted sign locations for identification including wording, back lit letters, store front glass, cultured stone material and stucco metal copping, raised roof and height, parapet for screening of mechanicals on top of building, square footage, prepackaged items for sale only, no cooking on site, and the mechanicals.

Mr. Omland asked questions and/or commented on the following: need for sign in window facing westbound traffic and brand of store. Mr. Burgis asked about the monument sign visibility from Rt. 46 eastbound side and importance of building identification. Board members inquired about the roof recess to hide equipment and elevation, building identification for advertising, store front windows, advertising signs within store, variance relief for more signage than allowed and appropriateness.

The meeting was open to the public on Mr. Rawding's testimony. There being none, the meeting was closed for public comment on a motion made by Mr. Braden, seconded by Committeeman Conklin - All in Favor by Voice Vote. None opposed.

Mr. Calli said there were two more witnesses to be heard, had acknowledged the board and professional inquiries and notes, and asked to be carried to the May 13th meeting.

Chairman Lewis reviewed the items to be followed up on including the environmental status, decorative street lighting, DRC opinion and recommendations, drainage issues, moving outlying pump or eliminating, adding curb and flow, colorized version of signage, and generator consideration.

The meeting was carried to May 13th with no extension needed.

**PSPP/FC/PSOIL21-0 – Catbridge Machinery – 115 Main Rd – B: 51, L: 28.01 – pre/final site plan /soil movement/variances for addition to existing building – notice acceptable ACT
BY: 5/3/21**

The Catbridge Machinery application was carried to the 4-8-21 meeting without notice.

CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

There was no need for Closed Session.

ADJOURNMENT

Chairman Lewis commented on the need to add on a special meeting.

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Committeeman Conklin, seconded by Mayor Cooney, the meeting was unanimously adjourned at 9:39pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of

Jane Mowles, Secretary