

**MONTVILLE DESIGN REVIEW COMMISSION**

Start time: 9AM

**MINUTES of April 13, 2021**

Held Virtually

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m03da951095e855b10116d6959e2c9bc1>

Meeting number: 132 846 6376 Password: riMDGYNs233 (74634967 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 846 6376

Link to Documents:

<https://drive.google.com/drive/folders/1SCHh-u8x57Z8DIH5ReBibEoSpuDzirn0?usp=sharing>

**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 - Absent
- Tony Garrett - Present
- Robert Panza - Present
- Tim Braden (Planning Board) - Present
- Erik Wolfe - AE
- Joseph Stellato - Present
- VACANCY

**LIASON REPORTS**

- Township Committee
- Planning Board
- Zoning Board – Annabel Pierce
- Land Use

**OLD BUSINESS**

**PSPP/FC/PSOIL20-12– Juve Group** – 465 Main Rd – B: 81, L: 7

Present on behalf of the applicant: Susan Rubright, Esq; Jon Istranyi, PE; Dan D’Agostino, Arch.

Last meeting: the applicant must to return to the Design Review Committee with material samples; outdoor recreational options; discussion on landscaping; actual sign details.

Mr. Nadler asked about the height of the building. Ms. Rubright – We had asked for a variance for 4 stories since one side of 1 building looks like 4 stories but we meet the height requirement.

Materials submitted

- . Golden Aspen Country Ledge stone – thin stone veneer
- . Antique slate Classic Heritage colors roofing shingles
- . Metal Roof - dove grey
- . Colonial White Siding vertical siding
- . Granite Grey Siding horizontal

Mr. Braden indicated that the Planning Board was concerned with the view from the internal cul-de-sac view of the façade. Mr. D’Agostino indicated that they were coming up with a conceptual change for the Planning Board.

Mr. D’Agostino – Blue sign with White and Gold Leaf lettering on a 2’ high stone base. Mr. Garrett – Would prefer the 2’ poles be reduced. Mr. D’Agostino – Will drop it down by the 2’ and put flowers on the ground by the stone base. Ms. Rubright – The name has not been decided as of yet but it will not be Juve Group on the signage. Ms. Rubright will contact the HPRC to discuss maybe having a historic name for the development. Mr. Nadler did not find the name to be that important. Mr. Nadler – The sign is too high at 8’ so bring it down lower. Landscaping was deferred to the Planning Board Planner.

Mr. Istranyi – Discussed outdoor recreational options. They were looking into behind building #5 near the cul-de-sac. There is nothing proposed at this time but the applicant will look into maybe a playground or open space area for children to play in. Mr. Garrett suggested walking paths by buildings 1, 2 & 3, or just a walking path to the area discussed from the sidewalk. Mr. Conklin suggested a small gazebo. Mr. Garrett voiced concerns about school bus circulation and where a bus stop may be. Mr. Istranyi indicated that he was working with the Board of Education but a fire truck can circulate on site. If a bus shelter or a Gazebo is required by the Planning Board, the Design Review Committee would like to be able to comment on the design.

Motion to table the application, look for additional information and a final plan on the sign, if there is a bus stop or gazebo a rendering should be submitted as well as a rear elevation on the building on the cul-de-sac, recreation area to be established made by: Braden; Second by: Garrett; Roll call: Conklin, Garrett, Panza, Braden, Stellato, Nader

**NEW BUSINESS**

**MINUTES**

Minutes of 3/9/21 – Eligible: Garrett, Braden, Burns, Stellato, Conklin, Panza, Wolfe, Nadler

Motion to adopt made by: Braden; Second by: Stellato; Roll call: Yes - Garrett, Braden, Stellato, Conklin, Panza, Nadler

**ADJOURNMENT**

Respectfully submitted,

Jane Mowles