

MONTVILLE DESIGN REVIEW COMMISSION

Start time: 9AM

MINUTES of April 20, 2021

Held Virtually

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=mb3a0918620404ab0901893aeada366da>

Meeting number: 132 299 5787

Password: MyJ3cuMFP76 (69532863 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 299 5787

Link to Documents:

<https://drive.google.com/drive/folders/1UakC3sf3PNdt9WKXapNpFB2znpjDi5spK?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 - Present
Tony Garrett - AE
Robert Panza - Absent
Tim Braden (Planning Board)- Present
Erik Wolfe - AE
Joseph Stellato - Present
VACANCY

LIASON REPORTS

Township Committee
Planning Board – Just approved Four-Eight Main
Zoning Board – Annabel Pierce present – Reviewed Monarch Properties
Land Use

OLD BUSINESS

None

NEW BUSINESS

PMS/C20-11– Four-Eight Main, LLC– 4 Main Rd & 8 Main Rd – B: 45, L: 9 & 10
Present on behalf of the applicant: Steven Schaffer, Esq.; Brian Petrucelli, applicant

Mr. Schaffer – No exterior change in the footprint. Just putting in 2 windows in the front and painting the building rolling pebble (tan) along with black gutters and soffits. Signage to be wood background with black lettering. Restriping and resurfacing the parking lot in spots. The building on the corner will be white with black trim. Along Fulton Street there will be river stone. Additional landscaping to be installed along the building.

Motion to approve made by: Braden; Second by: Conklin; Roll call: Yes – Braden, Stellato, Burns, Conklin, Nadler

PSPP/F/C/PSOIL20-15– Sea Breeze – 441 Main Rd – B: 81, L: 4

Present on behalf of the applicant: Margaret Miller-Sanders, Esq; Steven Sanders, Applicant; Daniel Intveld, Arch.

Margaret Miller-Sanders – We are adding an addition to the building. No change in signage, will be moved a little but no change to size or colors. Buff colored split faced block façade to compliment neighbor’s building. Roof color to be white to match existing roof. No roof mounted equipment proposed. Additional landscaping at the front of the building. Mr. Intveld – Glass block in warehouse for natural lighting. There is glass block throughout the original building. Removable access panels, brown in color for large equipment. There is one existing already. Flat roof to match existing. Low-lying plantings proposed along Main Road. Additional planting along corners of the building.

Mr. Braden requested a colorized version of the proposed addition. Add landscaping into colorized version. Mr. Conklin asked if there were Streetscape lighting proposed. Mr. Sanders – 3 streetlights are proposed. Color samples to be submitted

Carried to the May 11, 2021 meeting.

MINUTES

Minutes of 4/13/21 – Eligible: Conklin, Garrett, Panza, Braden, Stellato, Nadler

Motion to adopt made by: Braden; Second by: Stellato; Roll call: Conklin, Braden, Stellato, Nadler

ADJOURNMENT

Respectfully submitted,

Jane Mowles