

MONTVILLE DESIGN REVIEW COMMISSION

Start time: 9AM

MINUTES of May 11, 2021

Held Virtually

Meeting Information

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m5dd36820a180c6036c5651be19bb851f>

Meeting number: 132 740 1147

Password: MmxY73tEDS5 (66997383 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 740 1147

Link to Documents:

<https://drive.google.com/drive/folders/1rOW9qZKzG9wwBTzifX2kmsKkVrnSN8sH?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 - Present
Joseph Stellato - Present
VACANCY

LIASON REPORTS

Township Committee - no report
Planning Board – no report
Zoning Board – no report
Land Use – no report

OLD BUSINESS

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

Present on behalf of the applicant: Margret Miller-Sanders, Esq; Steve Sanders, applicant; Joe Miannecki, PE; Joseph Cutillo, Arch.

Ms. Miller-Sanders – Showed picture of existing building.

Mr. Cutillo – Existing sign to be unchanged. Electrical panel to be relocated so it will not be visible from the street. Existing building is tan stucco with brown metal panels. Architecture and colors in line with neighboring property. 11,000 s.f. addition. Requested suggestion from DRC as to cocoa block piers or buff block piers. No change to

existing building except the addition of a man door. Mr. Garrett – How tall is the proposed addition? Mr. Cutillo – 26'. Mechanical equipment will be hidden. Nothing is going on the new roof. There is no 2nd floor. Small mezzanine area for storage of supplies. Mr. Garrett – Can you put a band under the windows? Mr. Cutillo – Yes. Mr. Wolfe asked if a generator will be added. Mr. Sanders indicated that there is a generator currently on site.

- . Architectural block (Buff & Cocoa)
- . Roof Membrane (White)
- . Metal Panel (Chocolate Brown)

Mr. Mianecky – Reviewed the proposed addition for the committee. Sidewalk proposed along frontage. 4 Towaco Theme lights proposed. Hedge across property will be removed; a landscape berm will be installed with new landscaping. Removing hedgerow along front of building and planting new landscaping. Retaining as much landscaping as possible. All mechanical equipment will be put behind the new addition. Mr. Conklin – will the lighting be amber toned? Mr. Mianecky – Yes.

Motion to approved subject to adding strip under the windows; rendering A with the Buff & Cocoa; roof membrane to be white; metal panels to be chocolate brown; lighting to be amber toned; wall packs to be in between the piers on facade made by: Garrett; Second by: Conklin; Roll call: Unanimous

NEW BUSINESS

PSPP/FC19-19 – RWB Developments (Quick on the Way) – 26 Route 46 – B: 176, L: 2

Present on behalf of the applicant: Larry Calli, Esq; John McDonough, PP; Jeff Rawding, Arch; Tom Muller, PE; Khurram Islam; Applicant

Mr. Calli – Fueling and convenience store.

Mr. Rawding – 45'x30' convenience store. Center door facing the pumps. Glass façade facing Rt. 46. Signage on side of building facing Rt. 46 and front of building. Culture stone veneer. Stucco finish. Bronze store front glass. Milk glazed glass signage to be backlit. Building height 22' to the parapet down to 16'. Mechanical units to be on the roof. Mr. Garrett suggested the parapet be 2' higher to hide the mechanicals.

Mr. Muller – 1/3 acre site. Previously a gas station. Proposing gas station and convenience store. 1 ingress driveway and 1 egress. 10 parking spaces proposed. Reducing impervious coverage by 15% from existing. Landscape screening proposed. Additional shrubbery and trees will be proposed in the area behind the building. Mr. Garrett concerned with the circulation on site. Mr. Muller – Fueling will be done at off peak hours. Mr. Calli – The planning board recommended the Streetscape lighting and they will be proposed. Mr. Muller – Monument sign stone base, 6' in height. Mr. Garrett – Need more information. Submit a colorized exhibit. Mr. Muller – Landscaping will be proposed at the base of the sign. Mr. Garrett – Carry reveals on the building through the windows.

Applicant to return with material colors and colorized signage exhibit.

Carried to June 8, 2021 hearing.

MINUTES

Minutes of 4/20/21 – Eligible: Braden, Burns, Stellato, Conklin, Nadler

Motion to adopt made by: Braden

Second by: Stellato

Roll call: Yes - Braden, Stellato, Conklin, Nadler

ADJOURNMENT

Respectfully submitted,

Jane Mowles