

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, May 11, 2023

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.

ROLL CALL

PRESENT T. Braden, A. Adrignolo, A. Maggio, M. Kayne,
L. Kornreich, R. Lipari, P. Repic, L. Hines & G. Lewis

EXCUSED ABSENT R. Conklin & N. Agnoli

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

PROFESSIONALS M. Carroll (Board Attorney) & J. Giurintano (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.

COMMITTEES & LIAISONS - APPOINTMENTS MADE BY CHAIRMAN

Board of Adjustment - Gary Lewis said he was away for the 5-3-23 meeting and that the hearing was carried to the next meeting.

Board of Health - Russ Lipari said there was no meeting.

Environmental Commission - Larry Kornreich reported that they gave out the seedlings to the third grade as they do yearly.

Water & Sewer - Art Maggio had no report.

Historic Preservation Review Commission - Adam Adrignolo had no report.

Design Review Committee – Larry Hines had no report.

Site Plan/Subdivision Committee – Mr. Braden had no report.

Open Space Committee - Pane Repic had no report.

Master Plan - Gary Lewis had no report.

Fire Districts - Richard Conklin (Towaco) was absent; Art Maggio (Montville) had no report; Tim Braden (Pine Brook) had no report.

Township Committee Mayor Report – Mayor Kayne reported on the following items: final adoption of the budget was passed, total impact of the health plan, garbage recycling bid was rejected, and there was a total increase of 1.98%.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in professionals.

SECRETARY'S REPORT

Ms. Mowles reported that the Judges application is scheduled for the 6-8-23 meeting and materials were previously distributed and that the BOE materials are at their seats tonight with more to come. Chairman Lewis said there were potential engineering issues associated with the drainage regarding the additions to the BOE schools. He said that the Planning Board review is a courtesy only and the elected officials may need to have a discussion with the professionals.

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 none, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Hines, seconded by Dr. Kornreich. Voice Vote. All present were in favor. None opposed.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

There were no Waivers to come before the board.

INVOICES

Bowman – Trust for: \$996.50 (Hook Mtn Montville), \$139.00 (Hook Mtn Montville), \$941.50 (Hook Mtn Montville), \$243.00 (Judges & Pepe), \$922.50 (Juve), \$966.00 (Juve), \$553.50 (McDonalds), \$240.00 (PBNJ), \$520.00 (Pinto)

Burgis – Trust for: \$920.00 (Hook Mtn Montville), \$160.00 (Judges & Pepe), \$1,680.00 (Juve), \$1,560.00 (McDonalds), \$1,920.00 (Pinto), \$1,280.00 (Russo)

Carroll – Trust for: \$800.00 (Hook Mtn Montville), \$80.00 (Judges & Pepe), \$80.00 (Juve), \$80.00 (Maryava), \$80.00 (Pinto), \$80.00 (Russo)

A motion to approve the invoices was made by Mr. Braden, seconded by Mr. Hines. Roll Call. All in Favor. None Opposed. (T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, P. Repic, L. Hines & G. Lewis)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates to come before the board.

OLD BUSINESS

There was no New Business to come before the board.

NEW BUSINESS

PSPP/F13-07-16-11-23-02 – Pinto Management Group, LLC. – 151, 153 & 155 River Rd. – B: 131, L: 17.01, 17.02 & 17.03 – amended site plan – Notice Acceptable - ACT BY: 5/18/23

Mr. Schepis, Esq., for the applicant, said the matter at hand has been before board in several forms starting in 2008. He reviewed the original approvals, there not being much demand for office use, now going in a warehouse direction, what they are proposing including full vs. half basement and parking, and being here to address all professional comments and concerns.

1st witness, Mr. Mark Walker, Engineer, was sworn in and his credentials accepted.

Exhibit A-1 (Crosswalk Exhibit) dated 5-11-23 was submitted.

He summed up the site including lot numbers #'s 17.02 and 17.01, simply adding a sidewalk from one door to another, building access, loading dock location, and emergency access being only site changes. He reviewed the following: comments from professionals, adding some crosswalks to what was previously submitted, shared parking between lots 17.02 and 17.01, widening of striping on walkway, loop system for tractor trailers, dumpster location, reviewed what was going on in building and with parking including square footage, maximum property utilization, going from 20% to 45 % of office space, parking on Building C having 11 extra spaces initially and plan to keep 39, Building B having 88 where only 45 are required, and Building C looking to increase square footage with basement expansion and looking to share parking between both buildings.

Exhibit A-2 (Parking Easement) dated 3-30-23 was submitted.

Mr. Schepis said they will allow up to 24 spaces to be used by Building B. Mr. Walker continued his testimony on the following: designation of parking spaces, permitted uses, no intended tenants, parking compliance, tenants having to fill out waiver of site plan application, summarized parking including what required, what proposed and shared, and statewide mandate and local requirement of EV parking. Mr. Schepis asked if it is mandated on an amended site plan. Mr. Burgis said only on preliminary not amended site plans. Chairman Lewis asked for explanation of why not required. The ordinance was read into record and the work already done to date. Mr. Walker continued with Building B to C parking and being consistent with the original plan. Mr. Giurintano asked questions and/or commented on the loading space location, dumpster removal leaving a possibility of adding some landscaping to screen building and adding lighting for walkway onto plan. Chairman Lewis asked for some foundation plantings to

be added, which they will do. Mr. Walker said the loading space will be in the same location as there is no other alternative, parking on ends will be employee parking, they are looking to leave previous dumpster location as lawn only with no landscaping due to regulations from utility companies regarding plantings and signs, etc. He reviewed Mr. Burgis' comments regarding the following: building height variance granted, grades remaining the same, small elevation change on the inside, floor area ratios, bonus received if they add EV parking, and adding light fixtures to back of building. Mr. Schepis asked him about off-street loading space requirements. Mr. Walker added they will eliminate front loading space in Building B, talked about design standards and regulations, there being no changes to DRC approvals, and adding light consistency to plan. Mr. Burgis asked that they add signage details for additional parking, and they said it will also be included in leases. Board members asked or commented on the ADA spaces, percentages, environmental constraints of site, expansion of Building C, parking, distances between buildings, and overflow parking. Mr. Carroll and Mr. Burgis confirmed that the ordinance regarding the EV parking requirements reads at the preliminary approval. Mr. Carroll said it would be at the board's discretion. A straw poll was held. It was decided that the EV station would not be required.

The meeting was opened to the public for questions on Mr. Walker's engineering testimony. There being none the meeting was closed for questions on Mr. Walker's testimony on a motion made by Mr. Hines, seconded by Mr. Repic. All in Favor by Voice Vote. None Opposed.

2nd witness, Mr. Seth Leeb, Architect, was sworn and his credentials accepted. Mr. Burgis asked about the changes made. He said there is a larger basement, dropped the floor, exit modifications, no building height changes, and all plan conflicts to be tidied up. Mr. Giurintano nor the board members had questions of this witness.

The meeting was opened to the public for questions on Mr. Leeb's architectural testimony. There being none the meeting was closed for questions on Mr. Leeb's testimony on a motion made by Mr. Hines, seconded by Mr. Braden. All in Favor by Voice Vote. None Opposed.

The meeting was opened to the public for overall comment on the application. There being none the meeting was closed for comment on a motion made by Dr. Kornreich seconded by Mayor Kayne. All in Favor by Voice Vote. None Opposed.

Mr. Schepis closed and thanked the board and professionals for their consideration and time and for professional comments. He said it was a ratable project, they did an excellent job with the plan that it functions well and is a better use of the site.

The board reviewed what was needed including: design standards requested for waiver, overflow shared parking spaces, additional plantings, removal of one dumpster and one loading area, additional lighting on rear of building for Building C, parking sign, crosswalk, ground plantings for Building B, and illumination of walkway.

A motion to approve with the above listed conditions was made by Mr. Braden considering there was no detriment to the public good, understanding the market, favorable to community, and

design of project, seconded by Mr. Hines. Roll Call. All in Favor. None Opposed. (T. Braden, A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich, R. Lipari, P. Repic, L. Hines & G. Lewis)

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 said there was nothing on the agenda except for a resolution for Hook Mountain Road for 5-25-23 meeting and top check emails for the meeting status. Mr. Giurintano explained the process.

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Dr. Kornreich, seconded by Mr. Lipari, the meeting was unanimously adjourned at 8:42pm.

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