

MONTVILLE TOWNSHIP PLANNING BOARD
Held Virtually Through WebEx
Minutes of Thursday, May 13, 2021

Vice Chairman Maggio 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, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli
P. Repic, C. Fano & A. Maggio

ABSENT EXCUSED R. Conklin, G. Lewis

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

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

ANNOUNCEMENTS

Vice Chairman Maggio welcomed everyone to the meeting.

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.

SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in Board Professionals.

SECRETARY'S REPORT

Secretary J. Mowles had no report.

BOARD DISCUSSION

There was no discussion to come before the board.

PUBLIC DISCUSSION

Vice Chairman Maggio 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 Mayor Cooney, seconded by Mr. Agnoli. All present were in favor. None opposed.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

PMISC21-12 Mech Masters Inc./Command Realty Inc./Ener-G Electric Inc. - 160 Main Road, Route 202 - BL: 56, L: 14 - 1900 +/- sf, office space for 3 separate businesses of 1 owner – 1 FT, 3 PT employees - hours of operation: 8:00 am – 6:30 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – signage per graphic provided

A motion to approve the waiver was made by Mr. Lipari, seconded by Mayor Cooney. Roll Call. All in Favor. None Opposed (T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli, P. Repic C. Fano & A. Maggio)

PMISC21-13 Elegant Affairs Inc. - 43 Route 46, Suites 707-709 - BL: 183, L: 6 - 14,705sf (3,357sf office/11,348sf warehouse) office space for client showroom and warehouse space to prepare props, produce floral pieces and store design props - 20 employees - hours of operation: 8:00am - 5:00pm M-F; 9:00am - 5:00pm Sat; closed Sun - truck activity to be in accordance with ordinance 230-156 and overnight truck parking to be in accordance with ordinance 230-205 – signage in accordance with complex theme

A motion to approve the waiver was made by Mayor Cooney, seconded by Mr. Agnoli. Roll Call. All in Favor. None Opposed (T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli, P. Repic C. Fano & A. Maggio)

PMISC21-15 Revolve Capital - 115 Horseneck Road - BL: 139.3, L: 7.3 - 950 sf space for real estate and finance office – 2 employees - hours of operation: 9:00 am – 5:00 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – signage in accordance with graphic provided

A motion to approve the waiver was made by Mr. Braden, seconded by Mr. Repic. Roll Call. All in Favor. None Opposed (T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli, P. Repic C. Fano & A. Maggio)

INVOICES

The Invoices were carried to the next meeting.

RESOLUTIONS

PMS/C20-11– Four-Eight Main, LLC– 4 Main Rd & 8 Main Rd – B: 45, L: 9 & 10 – minor site plan with variances for upgrade to existing restaurant – Approved – Eligible: Braden, Maggio, Kornreich, Lipari, Cooney, Agnoli, Repic

A motion to approve the resolution was made by Mayor Cooney, seconded by Mr. Agnoli. Roll Call of Eligibles. All in Favor by Voice Vote. None Opposed

PSPP/FC/PSOIL21-01 – Catbridge Machinery – 115 Main Rd – B: 51, L: 28.01 – pre/final site plan /soil movement/variances for addition to existing building – Approved – Eligible: Cooney, Braden, Adrignolo, Lipari, Agnoli

A motion to approve the resolution was made by Mr. Lipari, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed

MINUTES

Planning Board minutes of March 25, 2021 – Eligible: Maggio, Cooney, Braden, Adrignolo, Lipari, Repic, Fano

A motion to approve the minutes was made by Mr. Lipari, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed.

Planning Board Minutes of April 8, 2021 – Eligible: Braden, Maggio, Kornreich, Lipari, Cooney, Agnoli, Repic, Fano

A motion to approve the minutes was made by Mr. Repic, seconded by Mr. Braden. Roll Call of Eligibles. All in Favor. None Opposed.

Planning Board Minutes of April 22, 2021 – Eligible: Adrignolo, Kornreich, Agnoli, Repic, Maggio

A motion to approve the minutes was made by Dr. Kornreich, seconded by Mr. Adrignolo. Roll Call of Eligibles. All in Favor. None Opposed.

LOI/DEP NOTIFICATIONS

Mr. Omland reported on two LOIs. One for Sterling properties on Main Road and a second for the old Fogelson property between Rt. 202 and Rt. 287.

LEGAL/LEGISLATIVE UPDATES

Mr. Carrol had no updates.

OLD 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 – Carried with notice from 3/25/21 – Eligible: Maggio, Conklin, Cooney, Braden, Kornreichⁱ, Adrignolo, Lipari, Repic, Fano, Lewis ACT BY: 6/30/21

**** Applicant requested to be carried with notice preserved to 6/24/21**

NEW BUSINESS

PSPP/F/C/PSOIL20-15– Sea Breeze – 441 Main Rd – B: 81, L: 4 – pre/final site plan with variances and soil movement for addition to existing commercial building – Notice Acceptable
ACT BY: 6/16/21

Ms. Miller-Sanders, Esq. said the owner of Sea Breeze was present, she talked about number of years in business, need for addition for additional storage and warehouse space, and who is testifying including Mr. Cutillo and Mr. Mianecki.

Mr. Carroll swore in professionals.

1st witness, Mr. Steve Sanders, owner of Sea Breeze, reviewed the following items: years in business, resident of Montville, type of business, currently renting space in Fairfield and would like business to be in one spot, and DRC review.

2nd witness, Mr. James Cutillo, Architect, credentials were accepted. He testified on the following items: brief outline of project, updated drawings modified to show color bands, proposal for addition, square footage, height, updated look, and aesthetics to bring up to date.

Exhibit A-1 (Package of Photographs of Existing Building and Drawing and Rendering of New Building) was submitted. He reviewed the following items: picture of sign, entrance, silo location, where addition will be, what will remain, neighboring building, award from Chamber of Commerce for new proposed look, DRC comments and what was incorporated into rendering, building mounted lights, view from Rt. 202, sample of colors and materials, floor plan, warehouse area, existing building, manufacturing area, roof plan, elevation, benefits, updated look, hiding electrical, gas meter, silo tank, indoor ADA ramp, atrium area, landscaping, and public sidewalk into building.

3rd witness, Mr. Joseph Mianecki, Engineer and Planner, credentials were accepted. He testified on the following items: existing conditions, boundary and topography survey previously submitted, block and lot, industrial zoning, overlay zone, acreage, existing building location, two current parking lot locations, number of parking spaces, no delineated parking, parking utilization, existing screening, primary access to site, offsite and shared driveway, loading area, truck circulation, gravel area for maneuvering and truck storage area, two silo locations and heights, building compliance, non-conforming side yard setback, wetland and transition area impacts, reference to sheet 3 of 9 of site and dimensional plan last revised 4-23-21, proposed warehouse location, square footage, front yard setback line, columns for aesthetics and structural reasons, variance request for setbacks, DRC requests, location choice due to property impacts of wetlands and transition areas, viable area, impervious coverage, environmental constraints, placing over existing parking lot, new parking lot and number of spaces and types of, circulation of parking lot, new conforming ADA access, spaces, sidewalks, and indoor ramp, benefits, screening with plantings, locations and types of, 33 foot right-a-way dedication to the town, new sidewalks with ADA compliance, grading, drainage, and utility plan revised 4-23-21, limit of disturbance, not a major development, clean infiltration, water collection and where routed, seepage pit locations, underground piping, underground emergency pipes, inlets, storm water plan, ground water recharge, new electrical and gas services with removal of old, relocation of utility pole and underground service, new gas service relocated next to emergency generator, height variance requested to maximize height for addition, silo tank screening with building extension, benefit for aesthetics, lighting and landscape plan, meeting with DRC and comments, request to amend lights and brightness and wall lights to be centered between columns, minor revisions, existing foot candle allowance at intersection, safety issues, no impact of vacant

property, which the owner owns, sidewalk proposal required by the ordinance, 4 foot widths with curb line, utility pole location, Eli's and Red Barn also have 4 foot width sidewalks, keeping impervious coverage down, industrial zone, Towaco theme lighting proposed and locations of, landscaping including providing street trees, berm requirements, locations of bushes, trees, mulch, and lower vegetation, landscaping on corners, Sea Breeze sign, variance for 10 foot separation between parking isles and building, sidewalks along addition, aesthetics, and practical standpoint. Mr. Omland asked Mr. Cutillo about the Chamber of Commerce award, for confirmation of no para pit and no equipment on top of building, internal and roof drainage, and need to modify on plan. He asked and/or commented on the following items of Mr. Mianeck: that the plans be modified, commented that the applicant did all he asked for, HDP vs PVC, drainage work, landscape improvements, Towaco lighting, economic benefits, no increased truck traffic, operational and maintenance manual to be submitted, limited O&M manual, dry well and basin, other site improvements including relighting of parking lot, and being generally satisfied with plan and response.

Mr. Mianeck: talked about the existing basin, age of, older storm water management, inspection to be done, and being in operational condition. Mr. Burgis asked and/or commented on the following items: screening of tanks, silos, providing shared access easement, proposed sidewalk, industrial use, additional screening at telephone box, work with Mr. Burgis, variance support for statuary requirement vs. what applicant wants, how they are addressing C2 variance, tired building, utilities, storage tanks, brand new facade, aesthetics, new parking, landscaping, lighting, what providing including sidewalks, trees, plantings, substantial drainage improvements, benefit to community, no negative improvements, looking at project as a whole, and use and bulk variances. He said all his issues were addressed and was comfortable with the application. Mr. Mianeck: commented on the location and proposed heights of silos. Mr. Sanders talked about the informal agreement for shared access over email, which was shared with Ms. Mowles. He also felt the walkway from street to the building was not practical. Board and professional comments followed on the following items: shared driveway access and whether to make into formal agreement, need to disclose to future property owner, and shared parking for additional demand with addition. Mr. Sanders felt traffic may actually be reduced. Mr. Mianeck: testified on the soil movement including the cubic yards, materials, what importing, and ordinance requirement compliance.

Ms. Miller-Sanders had nothing further to add. She felt there is no detriment to the Master Plan, benefits outweigh the detriments, and that they are just looking to beautify the building.

The meeting was opened to the public on the overall testimony. There being no comments, the meeting was closed to the public on a motion made by Mr. Braden, seconded by Mr. Adrignolo. All in Favor by Voice Vote. None opposed.

Mr. Miller-Sanders and Mr. Sanders thanked the board and professionals for their time.

A motion approve the application with the drainage change for the roof being placed on the plan, an infrastructure inspection, and additional screening agreed upon by with Mr. Burgis' office was made by Mr. Lipari, seconded by Mr. Braden. Roll Call. All in Favor by Voice Vote. None

Opposed. (T. Braden, A. Adrignolo, F. Cooney, L. Kornreich, R. Lipari, N. Agnoli, P. Repic, C. Fano & A. Maggio)

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 were no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Vice Chairman Maggio asked for a motion to adjourn. On a motion made by Mayor Cooney, seconded by Dr. Kornreich, the meeting was unanimously adjourned at 9:06pm.

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

i Certified to 3/25/21 meeting