

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, May 23, 2019

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 R. Conklin, A. Maggio, L. Kornreich, J. Visco, R. Lipari, N. Agnoli, & J. Sandham

ABSENT EXCUSED Deputy Mayor Cooney and Chairman Lewis

ABSENT T. Braden and A. Adrignolo

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

PROFESSIONALS T. Behrens (Board Planner)

PROFESSIONALS EXCUSED S. Omland (Engineer) & M. Carroll (Board Attorney)

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.

COMMITTEE & LIAISON REPORTS

All Committee & Liaison Reports were carried except for the Mayor's Report.

Township Committee Mayor's Report – Mayor Conklin reported on the Memorial Service to be held at the VFW location on Monday, May 27th and the approvals to be made at the 5-29-19 TC meeting.

SWEARING IN OF PROFESSIONALS

There was need to swear in professionals.

SECRETARY'S REPORT

Secretary J. Mowles had no report.

BOARD DISCUSSION

There was no Board Discussion.

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 further public discussion, the meeting was closed for public comment for

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items not listed on the agenda related to land use matters by Mr. Visco, seconded by Mr. Agnoli. All present were in favor. None opposed.

WAIVERS

PMISC19-20 Continental Forwarding Inc. – 6 Mars Court, Unit 6-2 - B: 3, L: 38.10 - 1,573 sf office space for freight forwarding business - hours of operation: 8am – 5 pm, M-F - 4 employees total – no overnight parking of vehicles – signage limited to lettering on their door

A motion to approve the waiver was made by Mr. Visco, seconded by Mr. Agnoli. All in Favor by Voice Vote. None Opposed. (R. Conklin, A. Maggio, L. Kornreich, J. Visco, R. Lipari, N. Agnoli & J. Sandham)

PMISC19-21 Advisory International LLC – 150 River Road, Unit I3 - B:123, L:9.3 - 1,900 sf office space for commodities broker and intermediary specializing in metals providing consultation services, sourcing and delivery - hours of operation: 9am–7pm M-Sat - 1 employee - no overnight parking of vehicles - signage in compliance with condo association

A motion to approve the waiver was made by Mr. Sandham, seconded by Dr. Kornreich. All in Favor by Voice Vote. None Opposed. (R. Conklin, A. Maggio, L. Kornreich, J. Visco, R. Lipari, N. Agnoli & J. Sandham)

INVOICES

Burgis - Trust for: \$75.00 (McDonald's); \$1,762.50 (PBNJ/Wawa); \$787.50 (PBNJ/Wawa); \$450.00 (Roome Rd); \$75.00 (29-46East LLC); \$75.00 (VanS chaik); \$75.00 (Woodland Properties)

Dorsey-Semrau – Trust for: \$165.00 (Millcreek); \$90.00 (Montville Residency); \$150.00 (DRA 350 Main LLC); \$30.00 (Towaco Station); \$210.00 (Woodland Properties)

Omland – Trust for: \$1,472.50 (PBNJ/Wawa)

A motion to approve the invoices was made by Mayor Conklin, seconded by Mr. Visco. Roll Call. All present were in Favor. No opposed. (R. Conklin, A. Maggio, L. Kornreich, J. Visco, R. Lipari, N. Agnoli & J. Sandham)

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

Planning Board Minutes of 4/25/19: Eligible: Conklin, Maggio, Kornreich, Visco, Agnoli

A motion to approve the minutes was made by Mr. Visco, seconded by Vice Chairman Maggio. Roll Call of Eligibles. All in Favor by Voice Vote. None Opposed.

Planning Board Subcommittee minutes of 5/6/19 – Eligible: Maggio, Visco

A motion to approve the minutes was made by Mr. Visco, seconded by Vice Chairman Maggio. Roll Call of Eligibles. All in Favor by Voice Vote. None Opposed.

LOI/DEP NOTIFICATIONS

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

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LEGAL/LEGISLATIVE UPDATES

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

OLD BUSINESS

There was no Old Business to come before the board.

NEW BUSINESS

****PSPP/F/C/SOIL16-02-18-15– Van Schaik – 640 Rt. 202 – B: 40, L: 51- prelim/final site plan with variance and soil movement**
ACT BY: 5/24/19

****Applicant requested to be rescheduled to 7/11/19 with notice required and an extension of time to act to 7/30/19**

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.

PLANNING BUSINESS

Master Plan Re-examination Presentation

Mr. Tom Behrens, Planner, reviewed the 2019 Master Plan Re-examination Draft Report. He reported on in detail the following items: what a Master Plan is including the statements, goals, and objectives, who is involved including the Planning Board, Zoning Board, and Governing Body, and the Master Plan Elements including booth required and optional items. He further discussed the background, previous efforts, content, problems and objectives at time of the last re-examination including the significant changes, assumptions, policies and objectives, demographics, MLUL, amendments, new developments, brief summation of the specific changes recommended, modifications, goals and objectives, amendments, elements, designations, redevelopment areas, and the appendix. He said the appendix includes an updated open space map and a draft ordinance involving places of worship, slopes, swimming pools, and personal services in specific zoning. He explained the timeline including the introduction at tonight's meeting with no action needed, the placement of the website for review and further deadlines. Board members asked specific questions and shared concerns on the following items: need for further discussion, Rt. 202 and Changebridge Road intersection, parking requirements, agricultural goal and protection, green building and sustainability, storm water and utility, and request of changes made for comparison and reasons for. Discussion followed. Ms. Mowles reported on the June 13th adoption deadline. Mr. Behrens to summarize changes, reasons why, and discussion items. The next subcommittee meeting is scheduled for 6/13/19. Board members also asked for an overlay of the proposed zoning mapping. It was decided to move the Master Plan Re-Examination discussions to the 6/27/19 and 7/11/19 Planning Board meetings.

ADJOURNMENT

There being no further business to discuss Vice Chairman Maggio asked for a motion to adjourn. On a motion made by Mr. Sandham, seconded by Mr. Agnoli, the meeting was unanimously adjourned at 8:09pm.

Respectfully submitted,

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Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of _____.

Jane Mowles, Secretary