

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held Virtually Through WebEx
Minutes of Thursday, June 24, 2021

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, T. Braden, A. Adrignolo, L. Kornreich, N. Agnoli & G. Lewis

EXCUSED ABSENT R. Lipari, N. Agnoli, P. Repic & C. Fano

ABSENT A. Maggio & F. Cooney

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

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

ANNOUNCEMENTS

Chairman Lewis announced that the RWB application was carried to the 8-26-21 meeting with notice preserved.

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

There was no need to swear in professionals.

SECRETARY'S REPORT

Secretary J. Mowles reported that she is currently dealing with the Alpine litigation.

BOARD DISCUSSION

There was no Board Discussion.

PLANNING BUSINESS

****Public Hearing - HPRC request for designation of the Hierwarter Property – 19 Boonton Ave – B: 23, L: 33 – to be recognized with a Historic Designation – Property owner was notified – carried from 3/12/20 hearing**

**** Rescheduled to July 22, 2021**

Amended Professional Services Agreement Burgis Associates, Planning Board Consultant Services for Litigation not to exceed an additional \$5,500 (\$5,000 previously granted for a total of \$10,500 overall) original services agreement \$9,500 (\$1,000 Consultant, \$5,000 Litigation, \$3,500 Zoning Ordinance Changes) Revised total \$15,000 PO#21-00254 – 1-01-21-180-221

A motion to approve the amended professional services agreement was made by Mr. Braden., seconded by Mr. Adrignolo. Roll Call. All in Favor. None Opposed (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich & G. Lewis)

WAIVERS

PMISC21-24 US Taxes Inc. d/b/a Advanced Taxes - 322 Changebridge Road - BL: 156, L: 32.2 - 1,250 sf office space for accounting practice – 3 employees - hours of operation: 9:00 am – 5:00 pm, M-F, closed weekends - no deliveries or overnight parking of vehicles – replace existing signage with new tenant name

A motion to approve the waiver was made by Mr. Adrignolo, seconded by Committeeman Conklin. All in Favor by Voice Vote. None Opposed (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich & G. Lewis)

PMISC21-25 Alued, LLC – 321 Changebridge Road, Unit 301 & 303 – BL: 160.2, L: 18 - 11,233 sf space (800 sf office, 9500 sf warehouse, 1000 sf utility room) for internet only retail business selling miscellaneous items – 5 employees - hours of operation: 9:00 am–5:00 pm, M-F, 9:00 am–3:00 pm Sat, closed Sundays - 1 passenger van parked overnight – signage in accordance with RBR Investment Company complex theme

A motion to approve the waiver was made by Mr. Adrignolo, seconded by Committeeman Conklin. All in Favor by Voice Vote. None Opposed (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich & G. Lewis)

INVOICES

Burgis Associates - Trust for: \$1,350.00 (Catbridge); \$37.50 (Diversified); \$862.50 (Four-Eight Main); \$2,400.00 (Juve Group), \$1,050.00 (Juve Group); \$300.00 (KeKon); \$937.50 (MUR Avalon); \$37.50 (Millcreek); \$337.50 (Papertec); \$375.00 (PBNJ Wawa); \$2,512.50 (Sterling); \$600.00 (Towaco Station)

MP Carroll – Trust for: \$450.00 (Catbridge); \$75.00 (D’Agosto); \$675.00 (Four-Eight Main); \$600.00 (Juve); \$37.50 (MUR Avalon); \$600.00 (RWB); \$1,500.00 (SeaBreeze); \$75.00 (Signature); \$37.50 (Sterling);

Dorsey & Semrau – Trust for: \$108.50 (Juve Group); \$527.00 (KeKon); \$31.00 (MUR Avalon); \$810.00 (Paul Miller); \$155.00 (Sterling)

Omland Associates – Trust for: \$116.25 (Catbridge); \$503.75 (D’Agosto); \$116.25 (Four-Eight Main); \$542.50 (Juve); \$426.25 (MUR Avalon); \$426.25 (SeaBreeze); \$232.50 (Sterling)

A motion to approve the invoices was made by Mr. Braden, seconded by Mr. Adrignolo. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, L. Kornreich & G. Lewis)

RESOLUTIONS

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- Approved – Eligible: Braden, Repic, Adrignolo, Kornreich

A motion to approve the resolution was made by Mr. Adrignolo, seconded by Dr. Kornreich. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, & L. Kornreich)

Chairman Lewis reported that the Juve Group has expressed reconsideration and therefore the resolution adoption has been postponed.

MINUTES

Planning Board minutes of May 13, 2021 – Eligible: Adrignolo, Braden, Kornreich

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

Master Plan Subcommittee meeting 5/27/21 – Eligible: Adrignolo, Lewis

A motion to approve the minutes was made by Mr. Adrignolo, seconded by Chairman Lewis. Roll Call of Eligibles. All in Favor. None Opposed. (A. Adrignolo, G. Lewis)

Waiver Subcommittee minutes of 6/10/21 – Eligible: Maggio, Lipari, Braden

The minutes were carried to a future meeting.

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.

PUBLIC DISCUSSION

Chairman Lewis 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 Mr. Adrignolo, seconded by Committeeman Conklin. All present were in favor. None opposed.

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: 8/31/21

*****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 8/26/21***

NEW BUSINESS

There was no New Business to come before the board.

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

A motion to go into closed session at 7:49pm was made by Mr. Adrignolo, seconded by Mr. Braden.

Discussion followed on Personnel.

A motion to adjourn the closed session at 8:01pm was made by Mr. Adrignolo, seconded by Committeeman Conklin.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Adrignolo, seconded by Dr, Kornreich, the meeting was unanimously adjourned at 8:01pm.

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

¹ Certified to 3/25/21 & meeting