

**MONTVILLE DESIGN REVIEW COMMISSION**

Start time: 9AM

**MINUTES of July 13, 2021**

Held In Person

195 Changebridge Road, Montville

**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.

**ROLL CALL**

Joe Nadler – Present  
Richard Conklin - Present  
Thomas Burns - Present  
Tony Garrett - Present  
Robert Panza - AE  
Tim Braden (Planning Board) - Absent  
Erik Wolfe - Present  
Joseph Stellato - Present  
VACANCY

**LIASON REPORTS**

Township Committee – No report  
Planning Board – Wawa was approved last week.  
Zoning Board – Monarch was denied last week  
Land Use – No report

**OLD BUSINESS**

None

**NEW BUSINESS**

**PSPP/FC19-13-21-03– Montville 340 Changebridge Urban Renewal Signage (Millcreek) – 340 Changebridge Road – B: 159, L: 5.01**

Present on behalf of the applicant: Andy Norin, Esq; Ben Crowder, PE; Rich Murphy, Applicant; John McDonough, PP

Mr. Norin – Requesting landscaping improvements and signage. Variances for sign on the office building lot and setback variance for sign.

Mr. Crowder – The building is under construction. Access is through the office building lot 5.02. The gatehouse is to be removed. New sign is for the residential community proposed on lot 5.01 but will be located on lot 5/02. Lot 5.02 office building already have a sign. Internally lit through the channel letters themselves, not as a whole. Ground cover landscaping proposed under the sign. The setback off the curb line is met but the setback from the right of way is in variance for the sign. The overall sign height proposed is 4'8". Overall sign area is 16 s.f. Brick structure with black background and white channel letters.

Mr. Garrett – You may want to increase the height of the bulkhead under the sign by an additional 1' for snow removal.

Discussion ensued on the gatehouse. Discussion ensued on the sign color.

Motion to approve the application with a recommendation of a green background on the sign instead of black; raising the bulkhead under the sign by 1' for an overall height of 5'8" made by: Mr. Garrett; Seconded by: Mr. Burns; Roll call: Yes – Unanimous

### **MINUTES**

Minutes of 6/8/21 – Eligible: Conklin, Burns, Garrett, Stellato, Nadler

Motion to adopt made by Garrett; Second by: Burns; Roll call: Unanimous

### **ADJOURNMENT**

Respectfully submitted,

Jane Mowles