

**MONTVILLE TOWNSHIP PLANNING BOARD
MEETING**

Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, September 14, 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	R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis
ABSENT EXCUSED	A. Adrignolo, A. Maggio, M. Kayne, L. Kornreich & R. Lipari
ALSO PRESENT	K. Kehoe (Recording Secretary)
ABSENT EXCUSED	J. Mowles (Secretary)
PROFESSIONALS ABSENT EXCUSED	M. Carroll (Board Attorney) & J. Giurintano (Engineer) & J. Burgis (Board Planner)

ANNOUNCEMENTS

Chairman Lewis had no announcements.

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 was pleased to announce that after 1+ years the Diversified project was finally concluded. The application was approved 5 to 2. He said the land use planning created by this board was used significantly throughout the process.

Board of Health - Russ Lipari was absent.

Environmental Commission - Larry Kornreich was absent.

Water & Sewer - Art Maggio was absent.

Historic Preservation Review Commission - Adam Adrignolo was absent.

Design Review Committee – Larry Hines had no report.

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

Open Space Committee – Nick Agnoli had no report.

Master Plan - Gary Lewis had no report.

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

Township Committee Mayor Report – Mayor Kayne was absent. Committeeman Conklin reported that Montville Day will be held on Sunday, October 8th from 1pm to 6pm.

SWEARING IN OF PROFESSIONALS

There was no need to swear in Professionals.

SECRETARY'S REPORT

Ms. Mowles was absent.

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 Mr. Repic. Voice Vote. All present were in favor. None opposed.

PLANNING BUSINESS

There was no Planning Business to come before the board.

WAIVERS

PMISC23-33 – Avalon Montville – 85 Bloomfield Ave. – B: 179, L: 1 – 1,380sf temporary trailer to be used for leasing activities, meetings with potential residents and conducting hard hat tours of the subject property – 3 employees – hours of operation: 9:30AM-6:30PM M-Thurs, 8:30AM-5:30PM Fri & Sat, 9:30AM-5:30PM Sun – no overnight parking of vehicles – signage as per graphics provided.

Scott Fishbone was present on behalf of Avalon Bay. He said the leasing office will be located in the first building. Board discussion followed and it was decided to make a 180-day limit for the trailer as a condition.

A motion to approve the waiver with the condition of a trailer limit of 180 days from the issued permit date was made by Mr. Braden, seconded by Mr. Agnoli. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-27 – Jersey Bottle Supply – 21-25 Riverside Drive – B: 182, L: 7 – 23,500sf office and warehouse space for plastic bottle manufacturer, including label storage and application – 14 employees – hours of operation: 8AM-4:30PM M-Thurs, 7AM-3:30PM Fri, closed Sat & Sun – overnight parking of (3) 24ft box trucks – no signage requested.

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

PMISC23-28 – Don Chicken – 48 Stiles Ln, Unit 101 – B: 149.4, L: 4 – 1,180sf space for Korean fried chicken restaurant – 3 employees – hours of operation: 11AM-8:30PM M-Thurs, 11:30AM-10PM Fri & Sat, 11:30AM-8PM Sun – no overnight parking – signage as per graphics provided, in compliance with complex theme.

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Hines. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-30 – Lunar Audio Video – 662 Main Rd., Unit 101 – B: 40, L: 48.01 – 1,850sf retail/office space for residential and commercial audio video contractor specializing in installation and service of home automation, lighting control, networking and security systems – 4 employees – hours of operation: 7:30AM-6PM M-Fri, 9AM-4PM Sat, closed Sun – overnight parking of Ram Promaster Van when vehicle is being transferred to new employees – signage as per graphics provided, in compliance with complex theme.

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Braden. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-31 – Memo Smoke Shop – 101 Route 46, Bldg. 14, Unit 131 – B: 181, L: 1.1 – 1,480sf space for smoke shop selling tobacco products such as cigars, cigarettes, nicotine electronic devices and cbd, there will be no selling of any cannabis related products and no inside smoking – 1 employee – hours of operation: 10AM-8PM Mon-Sun – no overnight parking of vehicles – signage as per graphics provided.

A motion to approve the waiver was made by Mr. Hines, seconded by Mr. Braden. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-32 – Tonyboy’s 921, LLC. – 263 Changebridge Rd., Unit 2 – B: 149.4, L: 6 – 1,126sf space for sub shop – 8 employees – hours of operation: 10AM-9PM M-Sun – no overnight parking of vehicles – signage as per graphics provided, in compliance with complex theme.

A motion to approve the waiver was made by Mr. Agnoli, seconded by Mr. Repic. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PMISC23-34 – Every Piece Counts – 39 Route 46, Unit 804 – B: 183, L: 6 – 3,349sf office space providing therapeutic services to children diagnosed with autism – 5-20 employees (rotating different shifts) – hours of operation: 8AM-6PM Mon-Thurs, 8AM-4PM Fri, closed Sat & Sun – no overnight parking of vehicles – signage as per graphics provided.

A motion to approve the waiver was made by Mr. Hines, seconded by Mr. Agnoli. Voice Vote. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

INVOICES

Bowman – Trust for: \$240.00 (Diversified PSE&G), \$120.00 (Juve), \$400.00 (McDonalds), \$320.00 (Pinto)

Burgis – Trust for: \$40.00 (AVC Holdings), \$720.00 (McDonalds), \$440.00 (Montville Residency), \$600.00 (Pinto)

Carroll – Trust for: \$160.00 (Above & Beyond), \$40.00 (AKR), \$160.00 (AVC), \$80.00 (Chabad), \$40.00 (Diversified PSE&G), \$160.00 (Marotta), \$80.00 (Maryava), \$1,920.00 (McDonalds), \$80.00 (Montville Residency), \$160.00 (Pinto), \$80.00 (Russo Acquisitions), \$200.00 (Sea Breeze), \$80.00 (Sea Breeze), \$80.00 (Above & Beyond), \$400.00 (AKR), \$1,920.00 (AVC), \$120.00 (Chabad), \$40.00 (DLS), \$120.00 (Juve), \$80.00 (Maryava), \$40.00 (PBNJ), \$80.00 (Pinto), \$40.00 (Montville Residency)

Colliers – Trust for: \$780.00 (Above & Beyond), \$560.00 (AVC), \$160.00 (Juve), \$760.00 (Maryava), \$450.00 (Montville Residency), \$600.00 (Montville Residency), \$240.00 (Pinto),

Semrau – Trust for: \$1,242.00 (Juve), \$252.00 (Millcreek), \$972.00 (Roome Road)

Suburban – Trust for: \$74.00 (Juve), \$74.00 (PBNJ)

A motion to approve the invoices was made by M. Braden, seconded by Committeeman Conklin. Roll Call. All in Favor. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

RESOLUTIONS

PMN/C/SOIL23-04– AVC Holdings V, LLC. – 26 Horseneck Rd. – B: 125.06, L: 18 – minor subdivision with variances – Approved – Eligible: Braden, Agnoli, Lewis

A motion to approve the resolution was made by Mr. Agnoli, seconded by Mr. Braden. Roll Call of Eligibles. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

PEXT23-09 AKR – 34 Abbot Rd – B: 39.06; L: 99.03 – request for extension of approvals to 9/23/2024 – Granted - Eligible: Braden, Agnoli, Lewis

A motion to approve the resolution was made by Mr. Braden, seconded by Mr. Agnoli. Roll Call of Eligibles. None Opposed. (R. Conklin, T. Braden, N. Agnoli, P. Repic, L. Hines & G. Lewis)

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 Old Business to come before the board.

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

There was no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Chairman Lewis asked for a motion to adjourn. On a motion made by Mr. Hines, seconded by Mr. Agnoli, the meeting was unanimously adjourned at 7:47pm.

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