

MONTVILLE DESIGN REVIEW COMMISSION

Start time: 9AM

AGENDA of October 12, 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 place 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 - AU
Tony Garrett- AU
Tim Braden (Planning Board) - AE
Erik Wolfe - Present
Joseph Stellato - Present
VACANCY
VACANCY

LIASON REPORTS

Township Committee – Meeting is on tonight.
Planning Board – Sterling is being heard Thursday night.
Zoning Board – Residential applications

OLD BUSINESS

PSPP/FC/PSOIL21-02 – Sterling Montville – 128; 142-142A; 150 Main Rd – B: 56, L: 6.02; 12, 12.01; 13

Present on behalf of the applicant: Michael Sullivan, Esq; Marc Walker, PE; Gwen Gearhart, Landscape Arch; Jeff Garfunkel, applicant; Tom Brennan & Ben Ledletter, AIA (Via Phone)

Mr. Walker – Reviewed the site for the committee.

Ms. Gearhart – Presented an aerial as to what the project would look like constructed. Reviewed the proposed landscaping as seen from Route 202. Mr. Conklin – Were the architectural elements included per Mr. Garrett at the last meeting. Mr. Garfunkel – Yes everything that was requested at the last meeting have been incorporated. Mr. Conklin – Can you break up the wall that has the 6 windows across, put some kind of element to break up the wall of windows. Mr. Garfunkel – Will add something that breaks it up more subtly.

Ms. Mowles - Private drive name must be reviewed by Land Use so there is no conflict with other street names within the township for emergency services purposes.

Motion to approve with elements of the one façade and previous comments made by Mr. Conklin; Second by: Mr. Stellato; Roll call: Unanimous

NEW BUSINESS

PMS/C21-10– Montville Gas – 187 Changebridge Rd – B: 133, L: 4

Present on behalf of the applicant - Mike Soliman, Montville Gas

Montville Gas took over Valero. Changed to Delta. Valero will continue with repairs in the bay. Changed signage to be no more than 4 color as per the ordinance. Nothing else to be changed on the site. Added LED lights in signage, which is a variance. Canopy also has the required number of colors.

Motion to approve as submitted made by: Wolf; Second by: Stellato, Roll call: Unanimous

PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 87, L: 1 – updated report indicating no changes from previous report – applicant indicated that revised plans submitted entail 2 Town House buildings now accommodate one 3 bedroom affordable unit each and will have no architectural/façade/landscaping/signage changes
The applicant changed the location of the affordable units to have 2 units in the Town home section. No exterior changes have been done.

Motion to ratify previous report made by: Wolfe; Second by: Conklin: Roll call Unanimous

MINUTES

Minutes of 9/13/21 – Eligible: Conklin, Burns, Garrett, Stellato, Nadler

Motion adopt minutes made by: Stellato, Second by: Conklin; roll call: Unanimous

Mr. Burns has resigned, requested Mr. Conklin to help fill the 3 vacancies.

ADJOURNMENT

Respectfully Submitted,

Jane Mowles

