

PRESS  
RELEASE

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*FOR IMMEDIATE RELEASE*  
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## **MONTGOMERY TO HOLD PUBLIC FORUMS ON PROPOSED ZONING CHANGES**

In keeping with recommendations contained in the July 2003 amendment to the Montgomery Township Master Plan, Montgomery is considering changes in zoning of some properties in the vicinity of the intersection of Routes 206 and 518. The Montgomery Township Master Plan Committee and Township Committee will host two public forums to present, discuss, gather feedback and answer questions about the recommended changes, which are the outcome of Montgomery's two-year community-based planning process.

The meetings will be on Saturday, March 27 from 1:00 to 3:00 p.m. and Tuesday, March 30 from 7:00 to 9:00 p.m. in the municipal building courtroom, 2261 Route 206 in Belle Mead, just south of Belle Mead-Griggstown Road.

Township planners have completed draft amendments to zoning ordinances affecting properties near the intersection of Route 518 and 206, an area where land use, growth, traffic congestion and traffic circulation have fueled extensive discussion and analysis.

The ordinances under consideration would:

- Amend an ordinance adopted in December 2003, adding detail about design guidelines, aesthetics of lighting and signage, and pedestrian features related to a planned shopping complex to the southwest.
- Permit additional office and related development on the land owned and controlled by

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- Bloomberg L.C. and eliminate residential development potential on the Don Drake (Country Gentleman) Farm.
- Re-zone two residential lots that will be adversely affected by a proposed roadway, to permit commercial use.
- Permit a second building to be constructed behind the Amboy Bank, as an alternative to adding on to the Amboy Bank building.
- Permit up to 24 age-restricted affordable apartments on property adjacent to Montgomery Center (the Shop-Rite shopping center) if the property is incorporated into the Shopping Center. This would provide for a Rt. 518 entrance to the apartments and the shopping center.

“We want residents to know that the Township Committee and Master Plan Committee invite and encourage their ideas and involvement as we work to ensure tomorrow’s Montgomery is a terrific place to live, work and play,” said Planning Board Chairman Steve Sacks-Wilner. “These ordinances reflect a lot of public input, a lot of creative thinking and common sense. They will probably have an enormous impact on how this section of Montgomery evolves over the coming decades.”

Mayor Louise Wilson agreed. “Before the ordinances are finalized, introduced and adopted, we’ll look at them all together and make sure that, individually and collectively, they serve the central objective of all these studies, meetings, forums and hearings we’ve had over the past two years: that is, to build community, to ensure that any growth moves this part of Montgomery closer to being a ‘livable, walkable community’ built on a more human scale, with careful attention to design aesthetics and much more efficient traffic circulation.”

The Route 518/Route 206 “study area” has been subjected to careful scrutiny including much public input regarding its future use. The public planning survey was conducted in September and October 2002; public planning forums were held at the high school in September, October, November and December of 2002. The survey and the community planning sessions led to recommendations for changes to the land use and traffic circulation elements of the master plan. Public hearings on master plan amendments were in spring and summer of 2003. Master plan amendments were adopted by the planning board in 2003. These ordinances carry out the recommendations articulated/presented in those amendments.

The proposed ordinances are available for review at the municipal building or can be emailed to residents. Contact Tamara Garaffa, Montgomery Township Community Information Officer at 908-359-8211 ext. 207 or TGaraffa@twp.montgomery.nj.us.

For further information, please contact the Township Office of Planning and Zoning at 908-359-8211.

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