

Status of Development in Montgomery Township

October 26, 2022



Prior Presentation Can Be Found on Township Website Under Planning Topics

PLANNING

- Growth & Land Use Overview

Town Hall on Land Use & Development

+ How Do I?

Master Plan

+ Projects Directory

+ Planning Topics

+ Planning-Related Boards

Planning Board Meetings

Zoning Board Meetings

Zoning Map

Zoning Permit Application

Town Hall on Land Use & Development

Montgomery Town Hall
on Land Use & Development

June 10, 2019

Presented by Lori Savron, PP, AICP, Planning Director

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CONTACT INFORMATION

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[Email](#)

Full Contact Details

[Edit Contact Information](#)

UPCOMING EVENTS

[Site Plan / Subdivision Committee - Virtual](#)

Tue, Nov 1 2022, 8:30 - 10:30am

View the Planning Calendar

Presentation found in PDF link below.

Town Hall on Land Use And Development 6-10-19 (14.13 MB)

Belle Mead Planned Unit Development

Country Club Estates - The Grove - Montgomery Place - Senior Apartments

Located in Belle Mead on Route 206 / Pike Run Road / Belle Mead-Griggstown Road

152 acres

Previously zoned for large-scale office park & retail

Timeline

- 2014 Master Plan
- 2014 Zoning Ordinance
- 2016 Planning Board Approval
- 2020 Senior Apts

Part of COAH Litigation

Project Summary

- 148 single family
- 96 senior rental apts
- 31,000 sf retail & 27 affordable apts
- 100,000 sf retail
- Pathways, footbridges, playgrounds

Status: Completed



Harlingen Village Square Townhomes & Apartments

Located in Harlingen on Route 206
across from Day Care

22 acres of which 12 acres to be
dedicated open space

Timeline

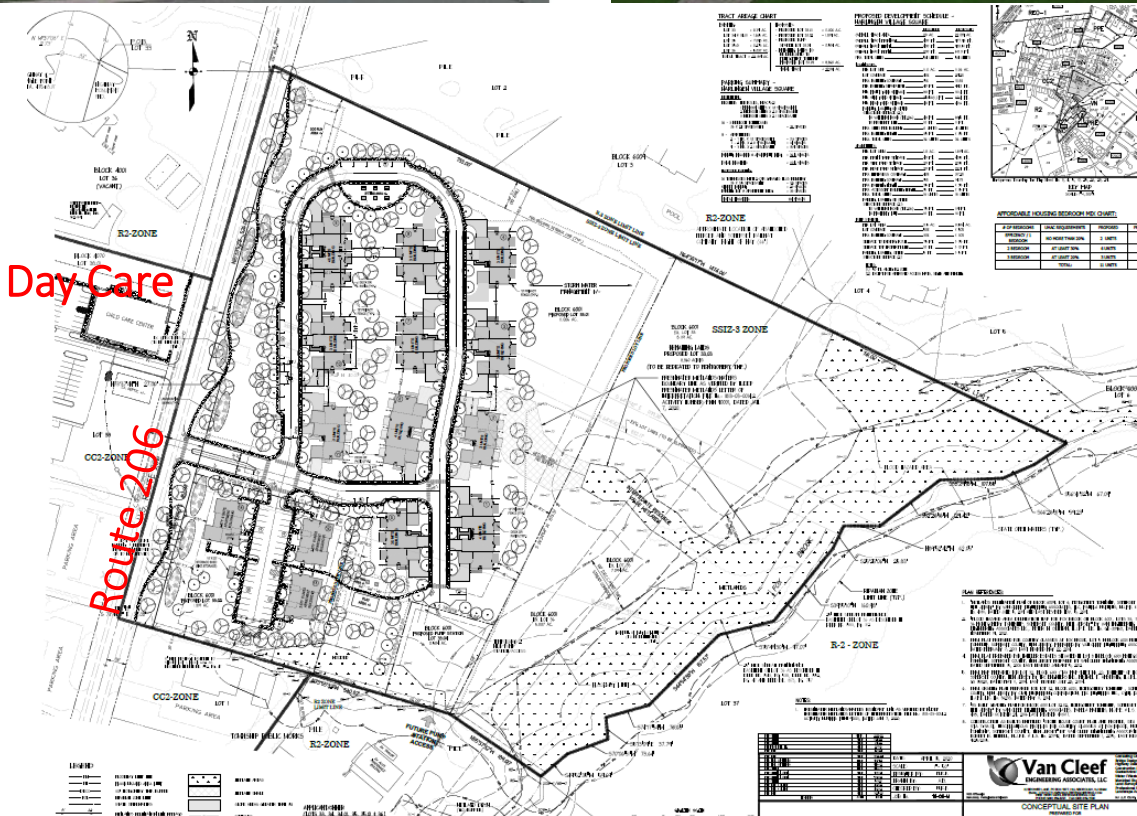
- 2008 Master Plan
- 2010 Zoning Ordinance
- 2023 Planning Board Approval

Part of COAH Litigation

Project Summary

- 36 townhomes
- 11 affordable rental apts
- 7 market rental apts

Status: Pending Submittal to Planning
Board



RPM 100% Senior Affordable Municipal Complex

Located at the Municipal Complex

4 acres

Timeline

- 2008 Master Plan
- 2020 Zoning Ordinance
- 2021 Planning Board approval

Part of COAH Litigation

Project Summary

- 71 affordable rentals

Status: Planning Board Preliminary Approval; Final Approval Winter 2023



Planned Mixed Use Development

Apartments at Montgomery Crossing - Montgomery Crossing - Village Walk



Located in Skillman

36 acres

Timeline

- 2017 Master Plan
- 2017 Zoning Ordinance
- 2018 Planning Board approval

Part of COAH Litigation

Project Summary

- 86 affordable rentals (PIRHL)
- 107 townhomes
- 40 condos (future)
- 45 rental aps & 11 affordable rental aps
- 52,000 sf retail
- Loop roads

Status: Apartments completed,
Montgomery Crossing Under Construction,
Village Walk Under Construction



1377 Route 206 – Somerset Apartments

Located in Skillman

5 acres

Previously developed with
38,000 sf office/warehouse

Timeline

- 2008 Master Plan
- 2018 Zoning Ordinance
- 2020 Planning Board Approval

Part of COAH Litigation

Project Summary

- 92 market rental apts
- 23 affordable rental apts

Status: Under Construction



Montgomery Promenade Shopping Center & Single Family Homes

Located on Route 206 at Benjamin Blvd

54 acres; Former Volkswagon Dealership and Office Building

Timeline

- 2003 Master Plan
- 2003 Zoning Ordinance
- 2006 Planning Board

Not part of COAH Litigation; Airport Hazard Area limits residential development; will pay COAH fee

Project Summary

- 289,000 sf retail of that 162,000 sf is Phase 1
- 34 single family
- Loop roads

Status: Phased project; Breaking ground in Winter/Early Spring 2023



Haven

Located on River Road north of Blue Spring Road

72 acres (20 acres being developed)

Timeline

- 1971 Master Plan
- 1974 Zoning
- 1985 Zoning required affordable set aside
- 2021 Planning Board

Included in COAH Litigation

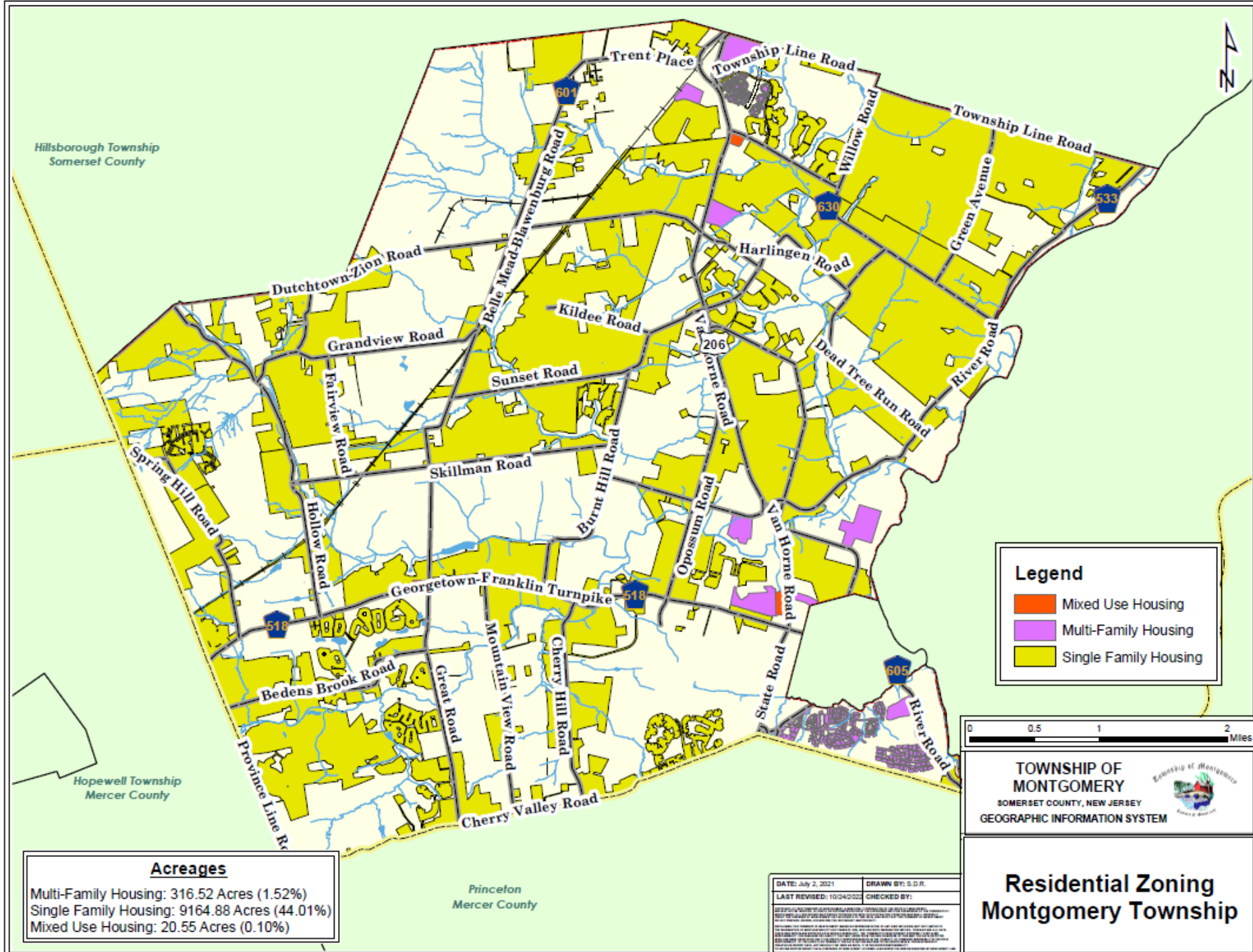
Project Summary

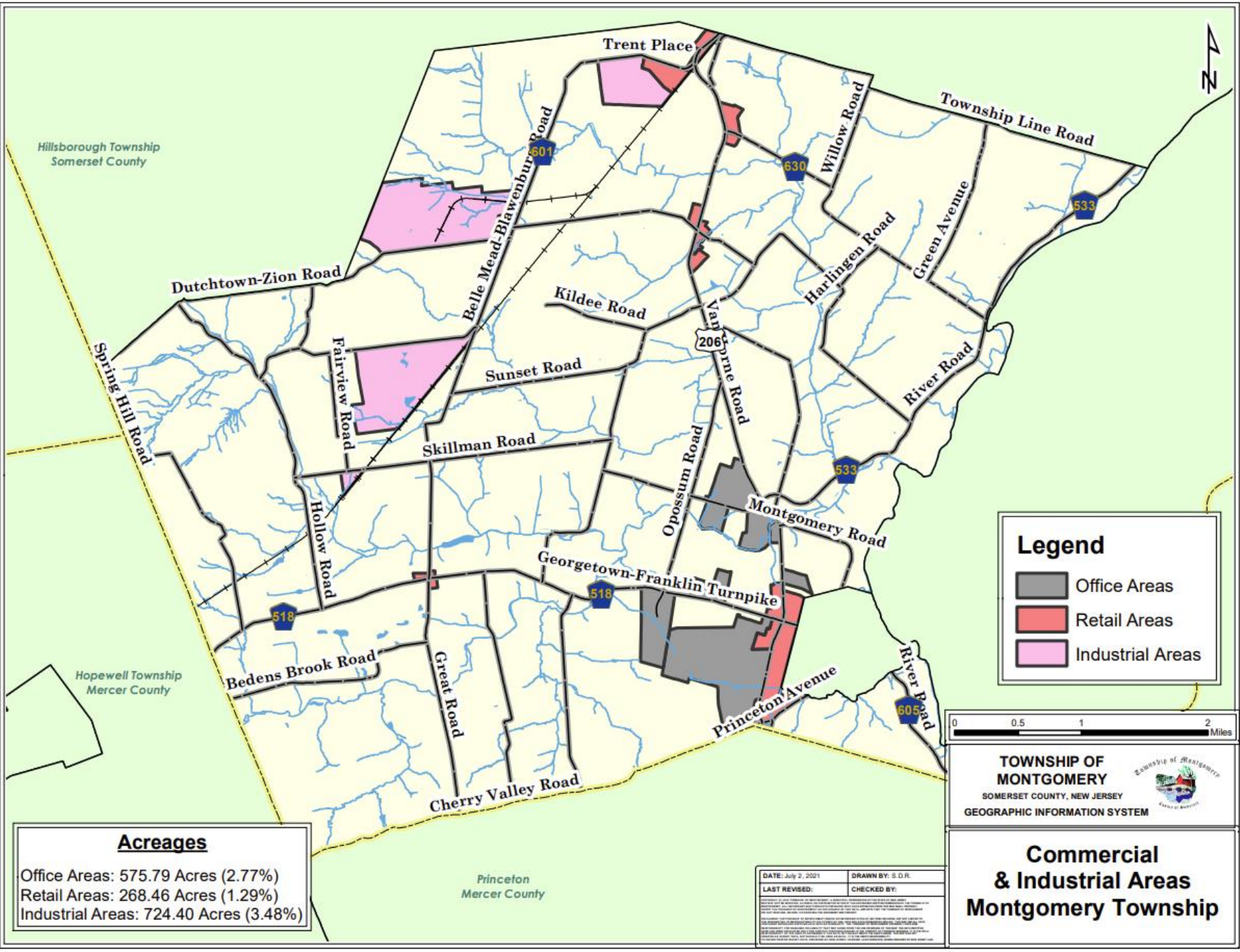
- 122 townhomes
- 32 affordable rental apts
- 53 acres preserved
- **Status:** Spring 2023 Begin Construction

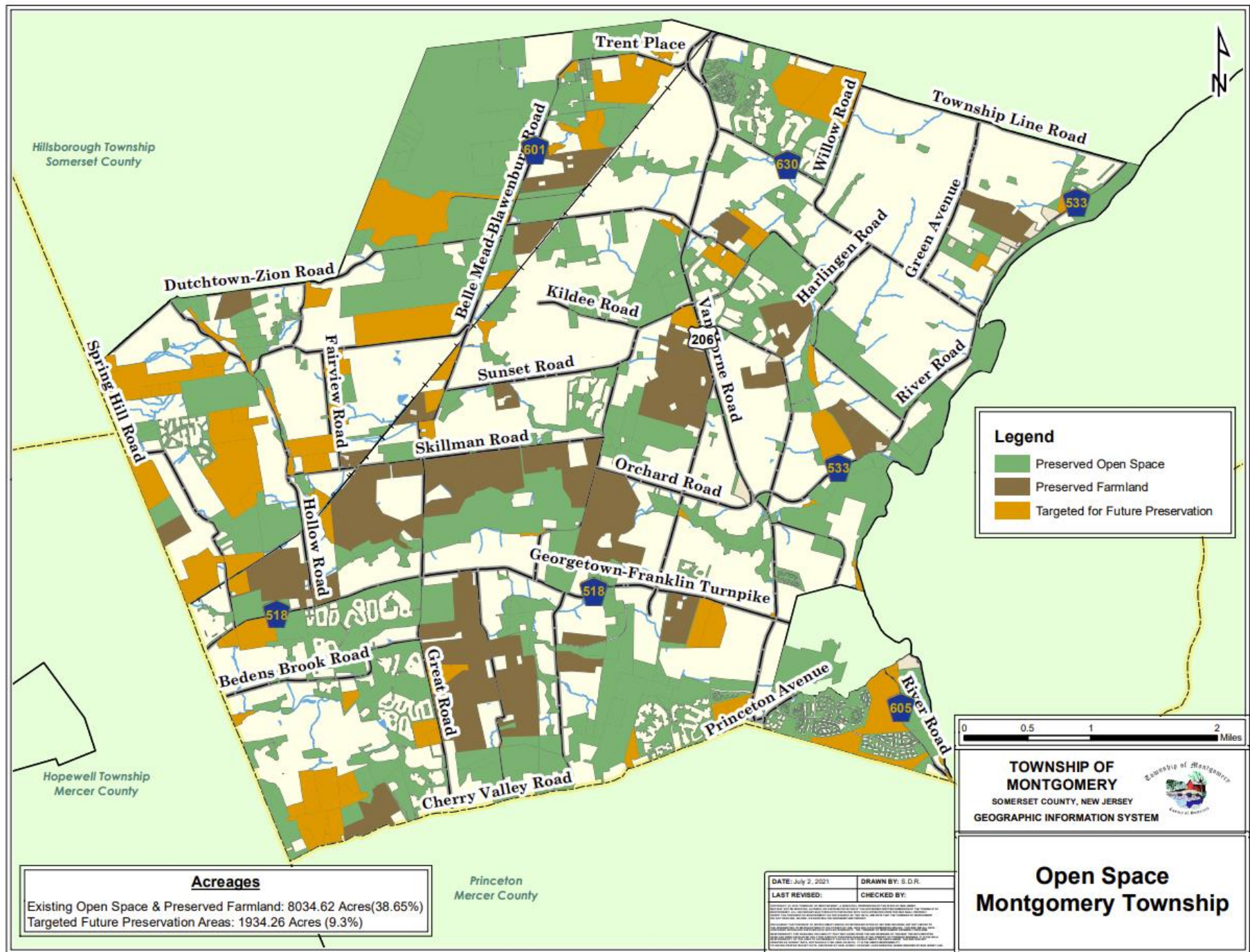




REFERENCES:
1. "REALIGNMENT OF RIVER ROU
No. ED104", DATED JANUARY
DEPARTMENT.
2. "SURVEY OF LAND FOR TRAF

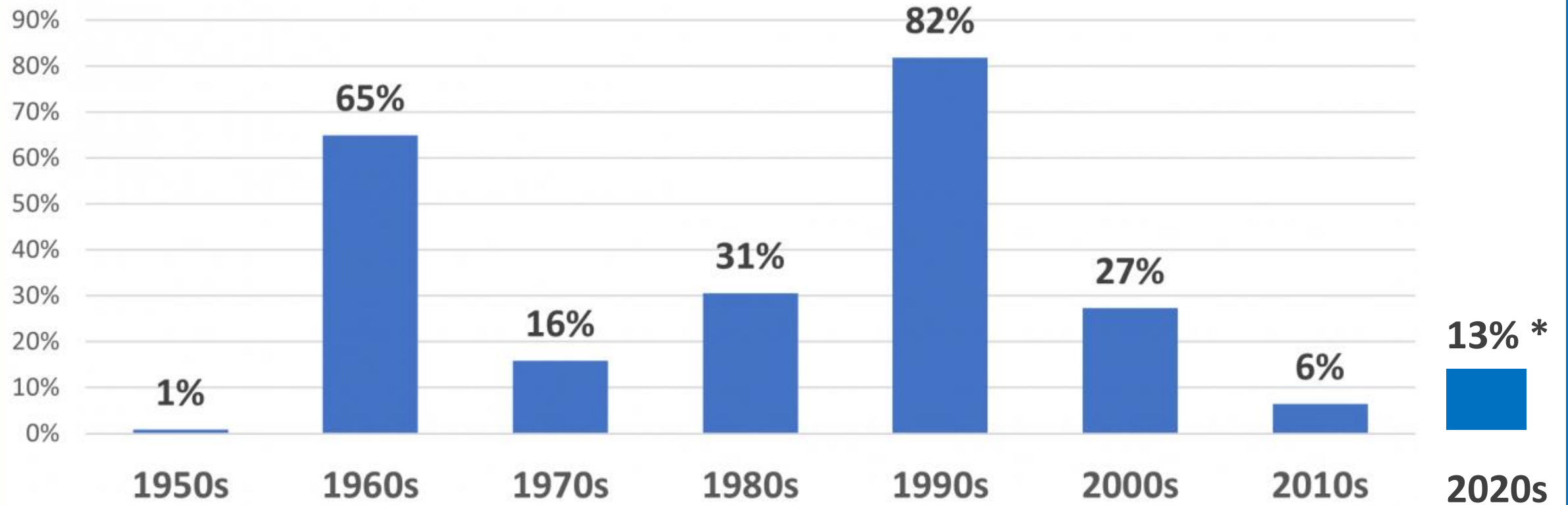






Montgomery Twp. Population Growth Rate, By Decade

Source: US Census Bureau & Township Projections



*If everything in presentation is constructed

Ways to Stay Informed

- Visit “Projects & Initiatives”
on **new** Township Website montgomerynj.gov
- Attend or Watch Recordings of Board meetings
 - [Planning Board 1st and 3rd Mondays](#)
 - [Zoning Board 4th Tuesday & 4th Thursday, if needed](#)
- Visit, call or email Planning Department
 - [2nd floor of 100 Community Drive](#)

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MONTGOMERY
TOWNSHIP, NEW JERSEY

GOVERNMENT
Departments & Services

BUSINESS
Directory & Development

COMMUNITY
Residents & Visitors

HOW DO I?
Resources & FAQs



Donor Wall

Agendas, Minutes & Videos

Bid Opportunities

Boards & Commissions

Budgets & Financial Reports

Calendar

Code / Ordinances

Departments

- Administration
- Animal Control
- Building & Construction
- Clerk
- Emergency & Fire
- Engineering
- Finance & Tax
- Health
- Information Technology
- Municipal Court
- Parks & Recreation
- Planning & Zoning
- Police
- Public Works & Sewer
- Purchasing

Elected Officials (Twp. Committee)

- Devra Keenan, Mayor
- Shelly Bell, Deputy Mayor
- Marvin Schuldiner
- Neena Singh
- Vincent P. Barragan
- Voter Information

Employment Opportunities

Human Services

- Affordable Housing
- Food Resources
- Rent Assistance
- NJ211
- Senior Services
- Utility Assistance

News

Permits & Applications

Projects & Initiatives

Utilities

- Broadband / Cable
- Electric & Gas
- Garbage Disposal
- Phone
- Recycling
- Sewer / Septic
- Water

FORMS &

www.montgomerynj.gov

Projects (Active)

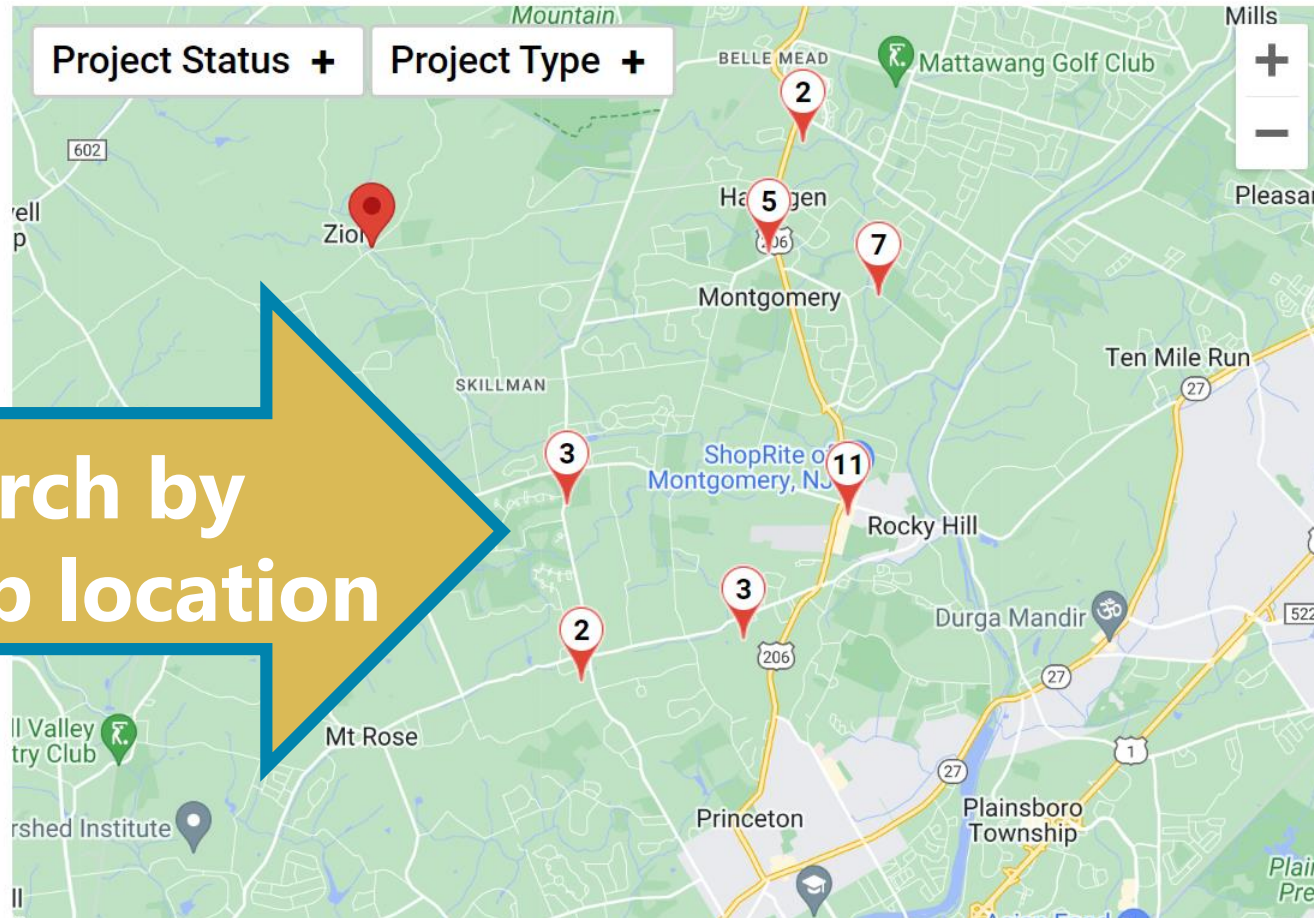
Active

Archived

Project Status +

Project Type +

Search by
map location



1377 Route 206



Planning Board | In
Construction

1377 U.S. 206
Montgomery, New
Jersey 08558

2020 Route 206 Paving - Route
206 North from Cherry Valley to
Sunset Road



Street & Roadway |
Complete

2020 Route 206 Paving - Route

www.montgomerynj.gov

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Search by Key word

Haven 🔍

QUICK FILTERS

Search Township Committee Meetings

FILTER BY

+ Departments & Committees

+ Type

Search

Affordable Housing Directory

Human Services | Page

... Flyer & FAQ Application: Preliminary Application Form **Haven** at Princeton **Haven** at Princeton Village Walk Village Walk The Grove at ... Montgomery Glen Condos Montgomery Glen Condos Title **Haven** at Princeton Address 760 County Road 605...

PB-07-20; Applicant: The Haven at Princeton; Block 37003 Lot 7; Preliminary and Final Major Subdivision and Site Plan with Bulk Variances

Planning | Page

... PB-07-20; Applicant: The **Haven** at Princeton; Block 37003 Lot 7; Preliminary and Final ... H O M E S ~ T H E H A V E N A T P R I N C E T O N ~ ~ T H E **HAVEN** AT PRINCETON ~ RESIDENTIAL DEVELOPMENT - TOWNHOMES C100 ... U S I N G ~ T H E H A V E N A T P R I N C E T O N...

Haven at Princeton

Planning | Page

... **Haven** at Princeton Planning Approved for Construction - A 154 ...

Landmarks Commission - In Person

Landmarks Committee | Meeting | Jul 27 2022 | 7 - 9pm

www.montgomerynj.gov

← → ↻ 🔒 https://www.montgomerynj.gov/projects 🔊 ⭐ ⚙️ 👤

Projects (Active)

Active

Archived

Project Status

Project Type +

Proposed

In Bid Process

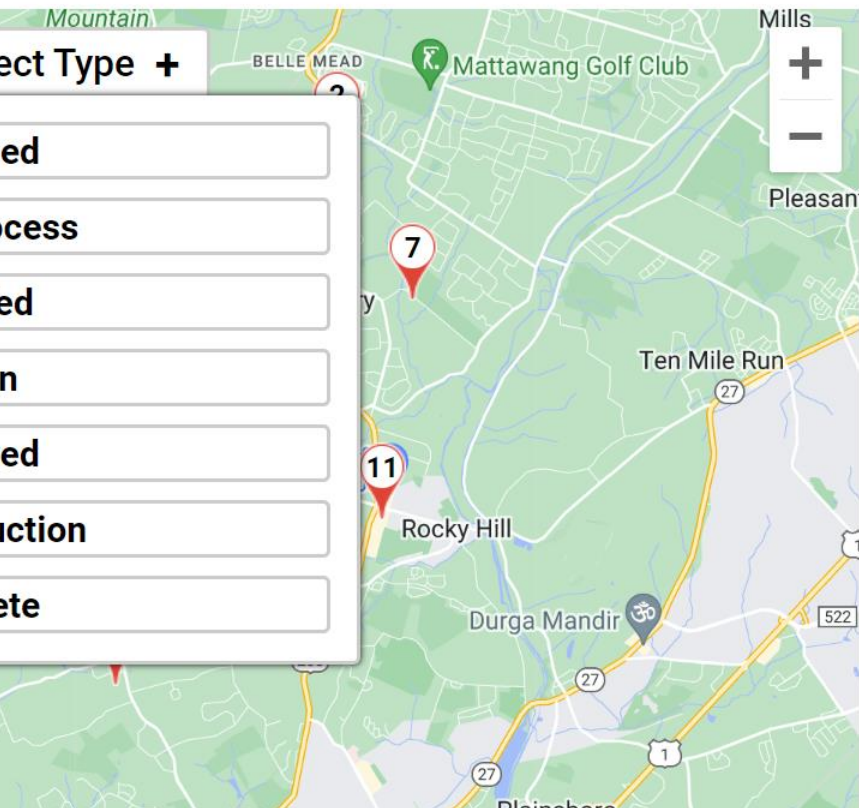
Awarded

Design


Approved

In Construction

Complete




1377 Route 206



Planning Board | In Construction
1377 U.S. 206
Montgomery, New Jersey 08558

2020 Route 206 Paving - Route 206 North from Cherry Valley to Sunset Road



Street & Roadway | Complete

www.montgomerynj.gov

Projects (Active)

Active

Archived

Project Status

Project Type

Capital Project

Infrastructure

Pedestrian & Bicycle Safety

Planning Board

Sewer

Storm

Street & Roadway

Water

Zoning Board of Adjustment



1377 Route 206



Planning Board | In Construction

1377 U.S. 206
Montgomery, New Jersey 08558

2020 Route 206 Paving - Route 206 North from Cherry Valley to Sunset Road



Street & Roadway | Complete

www.montgomerynj.gov

THANK YOU

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