



Montgomery Town Hall on Land Use & Development

June 10, 2019

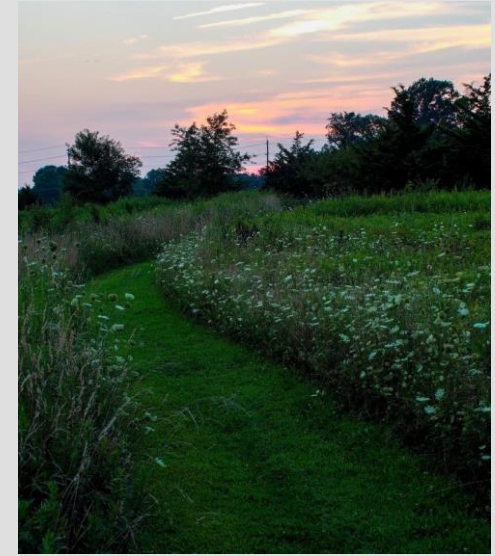
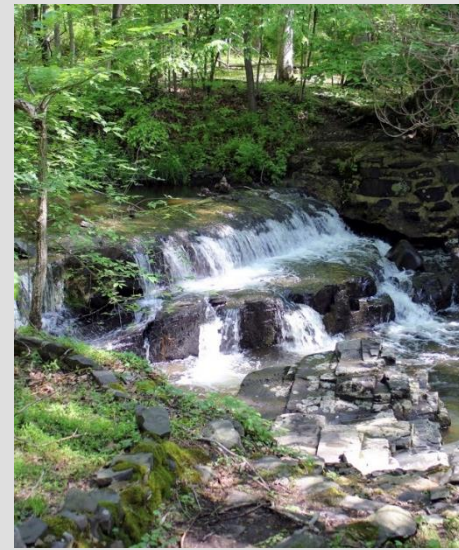
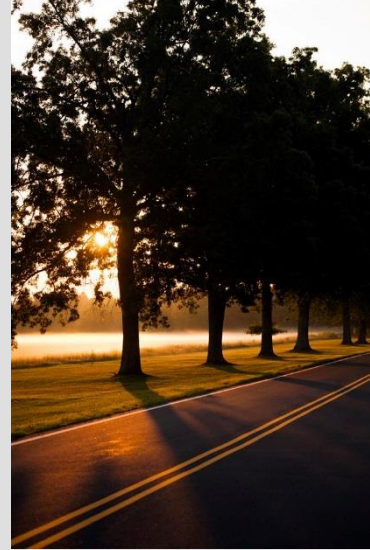
Presented by Lori Savron, PP, AICP, Planning Director
Ph: 908-359-8211 x. 206 Email: Lsavron@twp.Montgomery.nj.us



INTRODUCTION TO:

- ❑ **NJ Municipal Land Use Law** State law that applies to every municipality
- ❑ **Municipal Bodies Regulating Land Use**
- ❑ **Zoning Ordinance** Local laws that regulate development
- ❑ **Master Plan** Document that guides future growth & development
- ❑ **Smart Growth Policies** Key local policies that shape the build-out of the Township
- ❑ **Land Development Process**
- ❑ **Land Preservation**
- ❑ **Affordable Housing** State Constitutional Obligation that every municipality provide for its fair share
- ❑ **Status of Development** Update on development approved and/or under construction

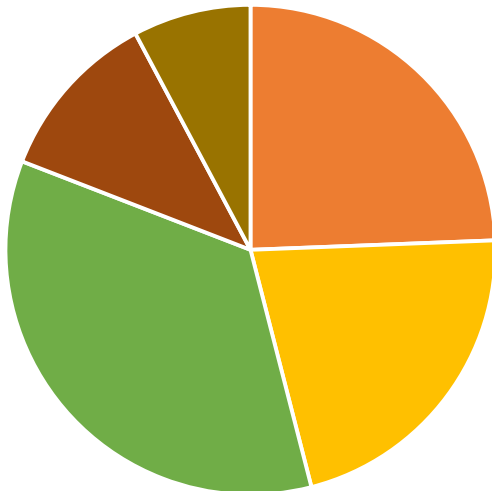
MONTGOMERY TOWNSHIP



WHAT IS LAND USE?

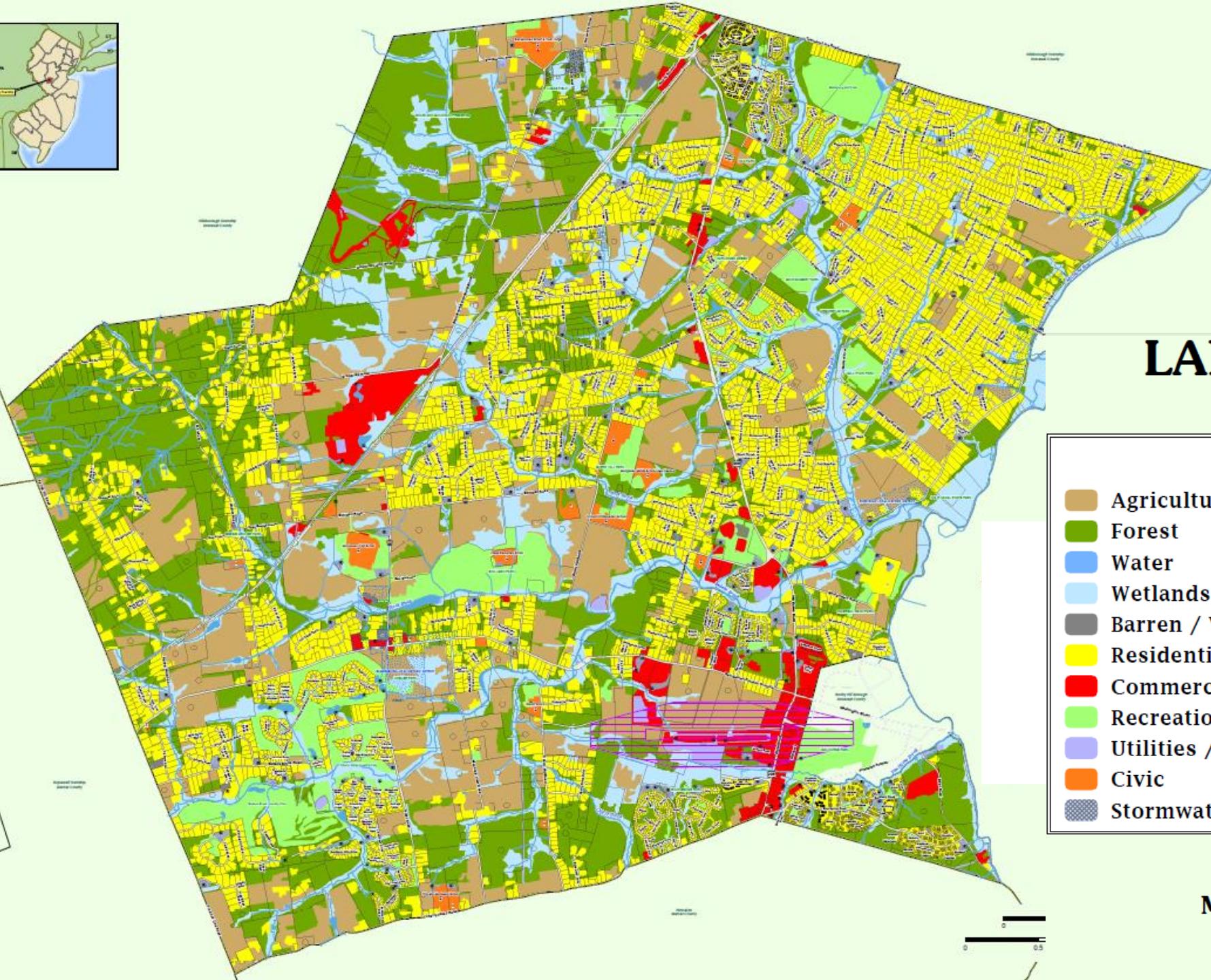
- ❑ Land Use documents how people are using the land.
- ❑ Land Cover indicates the physical land type such as forest or open water.

Top 5 Land Uses in Montgomery

























■ Agriculture ■ Deciduous Forest ■ Rural Residential ■ Deciduous Wooded Wetlands ■ Mixed Forest

Land Cover (type)	Land Cover (acreage)	Land Cover (percentage)
Agricultural	3,698.50	17.79%
Agricultural Wetlands	354.31	1.70%
Athletic Fields	73.01	0.35%
Barren Land	51.50	0.25%
Brush Covered Fields	110.55	0.53%
Commercial	497.55	2.39%
Coniferous Forest	563.93	2.71%
Coniferous Wooded Wetlands	30.34	0.15%
Deciduous Forest	3277.93	15.77%
Deciduous Wooded Wetlands	1,719.53	8.27%
Disturbed Wetlands	17.30	0.08%
Herbaceous Wetlands	132.12	0.64%
High Density Residential	352.37	1.70%
Industrial	34.15	0.16%
Low Density Residential	784.15	3.77%
Managed Wetlands	59.51	0.29%
Medium Density Residential	308.23	1.48%
Mixed Forest	1,181.29	5.68%
Mixed Wooded Wetlands	166.56	0.80%
Other Urban	661.22	3.18%
Plantation	8.47	0.04%
Recreation Land	807.46	3.88%
Rural Residential	5,290.77	25.45%
Stormwater Basin	274.96	1.32%
Transportation and Utilities	149.82	0.72%
Water	182.23	0.88%
TOTAL	20,787.73	100.00%



LAND USE BASE MAP

LEGEND

 Agriculture	 Parcels
 Forest	 Historic District
 Water	 Airport Hazard Area
 Wetlands	 School
 Barren / Vacant Land	 Place of Worship
 Residential	 Hospital
 Commercial / Industrial	 Cemetery
 Recreational / Common Land	 Basin
 Utilities / Transport Services	 Railroad
 Civic	 Streams
 Stormwater Basin Area	 Ponds

MONTGOMERY TOWNSHIP GIS

APRIL 2016

How is Land Use Regulated?

❑NJ Municipal Land Use Law

- Legislative foundation of local power to plan, zone and approve development; Dictates the process (N.J.S.A. 40:55D-1 et seq); defines the powers and responsibilities of Land Use Boards; is essential to their functions and decisions.
- 565 Municipalities create their own development regulations (Zoning Map & Ordinance) which must be established following the rules set forth in the MLUL

❑Other State Laws

- Environmental Regulations including Wetlands; Floodplains; State Open Waters; Threatened & Endangered Species; Stormwater Management; Wastewater Management; Residential Site Improvement Standards (RSIS)
- Also, State Plan; Special Land Use Regulations like Fair Housing, Redevelopment, Brownfields, Historic Preservation; Special Planning Areas (Meadowlands, Pinelands); Special Resource Areas (Highlands)

❑Local Zoning

- Laws that regulate land use and development in order to implement the master plan
 - The “Land Development Ordinance” (LDO) is adopted by the Governing Body

❑Case Law

- Appeals of Land Use Board Decision
- Court decisions impact local decision making in various ways

The “Taking” Issue

The Fifth Amendment

The Fifth Amendment to the U.S. Constitution states,
“private property shall not be taken for public purposes without just compensation.”



- ☐ Municipalities must allow reasonable use of the land.
- ☐ Eminent domain is the forced sale of private land to the public for public use.
- ☐ Ideally, a municipality will negotiate an acceptable purchase price with the owner of the property, and the sale is entirely voluntary.
- ☐ Occasionally, the owner of the parcel does not wish to sell and the municipality must compel the landowner to sell the property, as long the fair market price is paid and the property put to public use.

THE STATE PLAN & PLANNING AREAS



Municipal Bodies Regulating Land Use

❑ Governing Body

- Elected Municipal Legislative Body
- Responsible for board appointments, enacting ordinances, enforcement, establish fees, hear appeals (type d variances, if specified by ordinance)

❑ Planning Board

- 9 members (including the Mayor & another member of the Governing Body) plus 2 alternates; All Township Residents; Must complete a training course
- Prepare & Adopt the Master Plan; Review subdivision and site plan applications for permitted uses; review conditional use applications; draft recommendations or amendments to the zoning ordinance; redevelopment plans, “C” Variances (bulk variances) in connection with site plans and subdivisions. Sub-Committees include Master Plan Committee, Site Plan/Subdivision Committee

❑ Zoning Board of Adjustment

- Seven Members plus 4 alternates; All Township Residents; Must complete a training course
- Hear Requests for “d” variances (increase in permitted density; height of a principal structure);

❑ Landmarks Preservation Commission

- Municipal Residents
- Review development and exterior alterations in Local Historic Districts (River Road & Blawenburg)

Meetings of the Township Committee, Planning Board and Zoning Board are recorded by audio and video; Video is available online.

Others Involved in Land Use Planning & Development Approvals

☐ Volunteer Committees

- Environmental Commission, Open Space Committee, Shade Tree Commission, etc. – Members are residents and appointed by the Governing Body
- Local Fire Companies

☐ Expert Consultants

- Planner, Engineer, Landscape Architect, Traffic Engineer

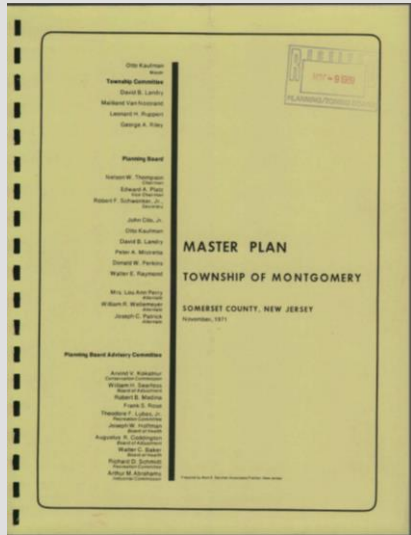
☐ Professional Municipal Staff

- Planning Director, Zoning Officer, Applications Coordinator, Township Engineer, Township Clerk, Township Administrator, Fire Official, Health Officer

☐ Outside Agencies

- NJ Dept. of Environmental Protection (DEP), NJ Dept. of Transportation (DOT), State Historic Preservation (SHPO), County of Somerset, Somerset-Union Soil Conservation District, D&R Canal Commission, State Agricultural Development Committee (SADC), County Agricultural Development Board (CADB), etc.

The Master Plan



Goals and policies include:

- Primarily residential
- Retain rural character
- Preserve open space, farmland, historical resources & environmental lands
- Nodes for non-residential

- ❑ Required by State law to be used by the Planning Board and Governing Body as a guide to decision-making about the natural and built environment. It also guides municipal staff and the public to use in the planning process.
- ❑ The Master Plan consists of various volumes (referred to as “Elements”) that include Land Use, Traffic Circulation, Housing, Historic Preservation, Open Space, Recreation, Farmland Preservation, Natural Resource, and Stormwater Management elements.
- ❑ State law requires the Master Plan to be Re-examined every 10 years. Elements are updated as needed.
- ❑ The preparation/update process includes data collection, study & analysis, discussion & input, and a public hearing.

Policy Objectives of Nodal Planning System

Excerpts from the Township Master Plan

- “ #4. The Development Plan should strive to prevent the homogenous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.
- #5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report", is situated within the Belle Mead area of the Township at the northern terminus of Route 206 north of Crusier Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.
- #6. Between the two (2) nodes of concentrated development along Route 206, referred to as the Rocky Hill node and the Belle Mead node, the Development Plan should continue to prevent the evolution of strip commercial uses along Route 206.
- #8. The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.”

Master Plan & Other Planning Reports are Available on the Township Website



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WHAT DEPT DO I WANT?

- AFFORDABLE HOUSING
- BOARDS & COMMITTEES
- BUDGET
- BUSINESS DIRECTORY
- CODE/ORDINANCES
- CONTAINER FACILITY
- DEER MANAGEMENT PROGRAM
- DEVELOPMENT PROJECTS
- EARTH DAY RECYCLING '19
- ECONOMIC DEVELOPMENT
- EMERGENCY SERVICES
- EMPLOYMENT OPPORTUNITIES
- ENERGY AGGREGATION
- FORMS

Planning Reports & Studies

What will Montgomery look like in ten years? In twenty years? Today's planning decisions will shape our future. In-depth information about on-going planning projects will be posted at this location regularly. (See below.) All residents are strongly encouraged to become informed and involved in the planning process. There is no disputing that Montgomery has experienced tremendous growth in recent years. According to the latest U.S. Census Bureau estimates available for 2016, there are approximately 23,352 people that call Montgomery home, up from 22,294 in the 2010 Census. Our land area is a little under 33 square miles. From 1990 to 2016 Montgomery's population density increased from 294.8 persons to 723.9 persons per square mile. In the thirty years from 1960 until 1990 the population density increased from 118 people to 294 people per square mile. Much effort has gone into master planning to preserve Montgomery's lovely farmlands and woodlands while providing the amenities residents need such as roads, schools, utilities, fire and police services for our town's 8,000 plus households and businesses. As our township has grown, the challenge lies in preventing development sprawl and preserving rural character while addressing traffic problems and allowing sensible growth that helps to balance our tax base.

PLANNING REPORTS

Master Plan & Reexamination Reports

(Chronological Order)

PLANNING

Planning Director – Lori Savron
Administrative Assistant – Cheryl Chrusz
Zoning Officer – Joe Palmer
Open Space Coordinator – Lauren Wasilauski
2261 Van Horne Road –
Route 206 North
Belle Mead, NJ 08502
(908) 359-8211
email:
planning@twp.montgomery.nj.us

Quick Links:
[Affordable Housing](#)
[Development Projects](#)
[Meetings Calendar](#)
[Meeting Agendas & Minutes](#)
[Meetings Videos](#)

Zoning

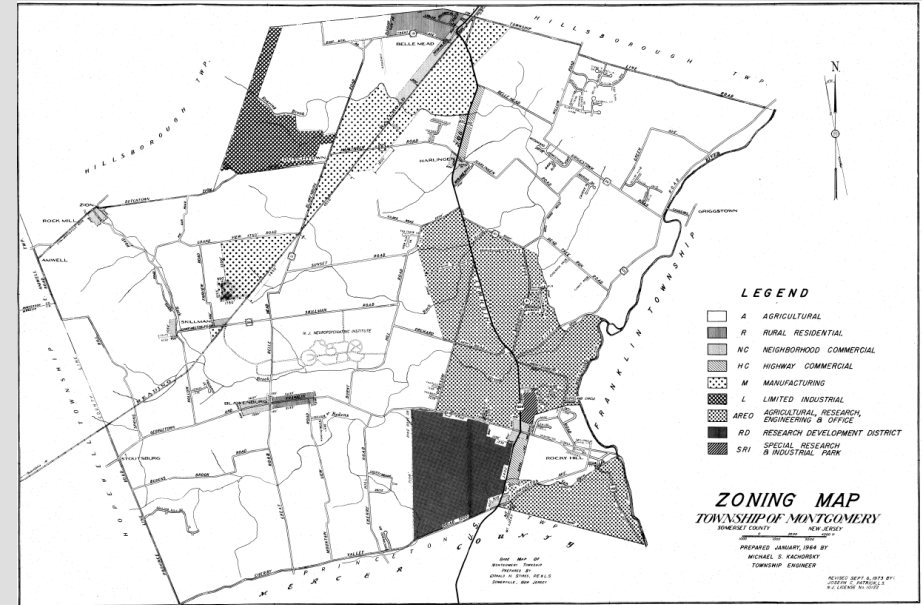
- ❑ Zoning is the process of dividing land in a municipality into zones (e.g. residential, commercial) where certain land uses are permitted.
- ❑ Zoning regulates the sizes, bulk, and placement of buildings.
- ❑ It is a technique of land use planning.
- ❑ Zoning regulates the use, form, design and compatibility of development.

Local Zoning Regulations

- ❑ First zoning in Montgomery was done in 1940
- ❑ Current Montgomery Zoning Ordinance dates back to 1985 (with subsequent amendments)
- ❑ The Governing Body adopts the zoning regulations and corresponding map showing land area, boundaries and the zone which the land is categorized
- ❑ Public hearing is held
- ❑ Codified in the Township Code Section 16: Montgomery Land Development Ordinance (LDO)
- ❑ A few examples of what is contained in LDO:
 - Establishes rules, regulations and standards governing the subdivision and development of land within the Township
 - Establishes a Planning Board and a Zoning Board of Adjustment
 - Prescribes penalties for the violation of its provisions
 - The uses are permitted in each zone
 - Bulk Standards (e.g. Permitted lot sizes, dimensions, set-backs, etc.)
 - Allowable building area & height
 - Required yard setbacks
 - Site Design requirements (e.g. open space, lighting, parking, landscaping)



Intersection 518/206 c. 1950's



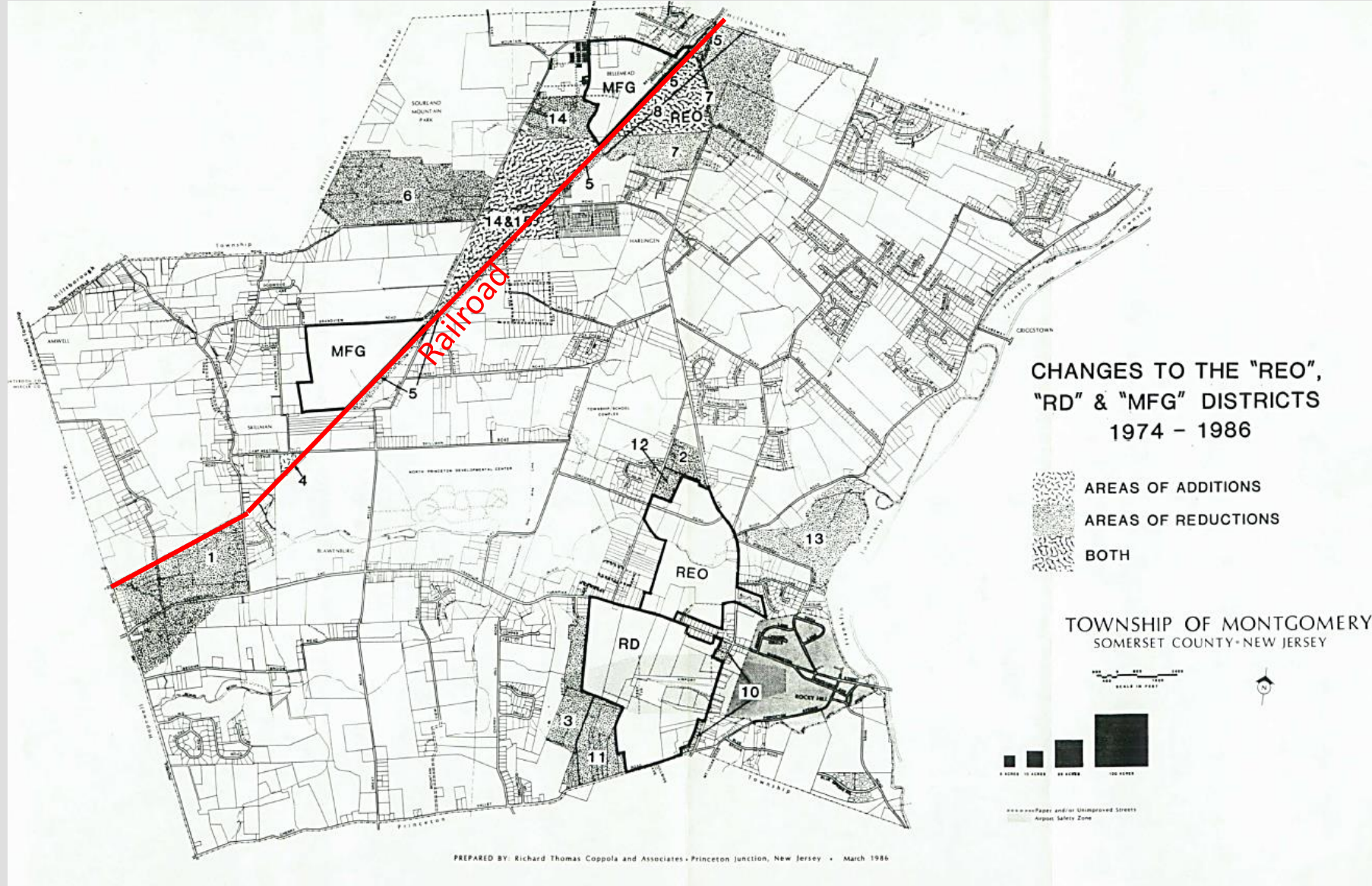
ZONING MAP NOTES

(1) In No Case Shall A Residential Structure Be Located Within The "Target Board Area" Or Within Fifty Feet Of A "Threat".























(2) Portions Of The "PPE" Districts Need With An Antenna ("T") Will Be Redesignated In A Separate Rule "General Development Plans" Adopted By The Township.

(3) Lots In Belle Mead "CC-1" Districts Include Block 2001 Lots 1 & 4 & 5 & 6 & 7 & 8 & 9 & 10 & 11 & 12 & 13 & 14 & 15 & 16 & 17 & 18 & 19 & 20 & 21 & 22 & 23 & 24 & 25 & 26 & 27 & 28 & 29 & 30 & 31 & 32 & 33 & 34 & 35 & 36 & 37 & 38 & 39 & 40 & 41 & 42 & 43 & 44 & 45 & 46 & 47 & 48 & 49 & 50 & 51 & 52 & 53 & 54 & 55 & 56 & 57 & 58 & 59 & 60 & 61 & 62 & 63 & 64 & 65 & 66 & 67 & 68 & 69 & 70 & 71 & 72 & 73 & 74 & 75 & 76 & 77 & 78 & 79 & 80 & 81 & 82 & 83 & 84 & 85 & 86 & 87 & 88 & 89 & 90 & 91 & 92 & 93 & 94 & 95 & 96 & 97 & 98 & 99 & 100 & 101 & 102 & 103 & 104 & 105 & 106 & 107 & 108 & 109 & 110 & 111 & 112 & 113 & 114 & 115 & 116 & 117 & 118 & 119 & 120 & 121 & 122 & 123 & 124 & 125 & 126 & 127 & 128 & 129 & 130 & 131 & 132 & 133 & 134 & 135 & 136 & 137 & 138 & 139 & 140 & 141 & 142 & 143 & 144 & 145 & 146 & 147 & 148 & 149 & 150 & 151 & 152 & 153 & 154 & 155 & 156 & 157 & 158 & 159 & 160 & 161 & 162 & 163 & 164 & 165 & 166 & 167 & 168 & 169 & 170 & 171 & 172 & 173 & 174 & 175 & 176 & 177 & 178 & 179 & 180 & 181 & 182 & 183 & 184 & 185 & 186 & 187 & 188 & 189 & 190 & 191 & 192 & 193 & 194 & 195 & 196 & 197 & 198 & 199 & 200 & 201 & 202 & 203 & 204 & 205 & 206 & 207 & 208 & 209 & 210 & 211 & 212 & 213 & 214 & 215 & 216 & 217 & 218 & 219 & 220 & 221 & 222 & 223 & 224 & 225 & 226 & 227 & 228 & 229 & 230 & 231 & 232 & 233 & 234 & 235 & 236 & 237 & 238 & 239 & 240 & 241 & 242 & 243 & 244 & 245 & 246 & 247 & 248 & 249 & 250 & 251 & 252 & 253 & 254 & 255 & 256 & 257 & 258 & 259 & 260 & 261 & 262 & 263 & 264 & 265 & 266 & 267 & 268 & 269 & 270 & 271 & 272 & 273 & 274 & 275 & 276 & 277 & 278 & 279 & 280 & 281 & 282 & 283 & 284 & 285 & 286 & 287 & 288 & 289 & 290 & 291 & 292 & 293 & 294 & 295 & 296 & 297 & 298 & 299 & 300 & 301 & 302 & 303 & 304 & 305 & 306 & 307 & 308 & 309 & 310 & 311 & 312 & 313 & 314 & 315 & 316 & 317 & 318 & 319 & 320 & 321 & 322 & 323 & 324 & 325 & 326 & 327 & 328 & 329 & 330 & 331 & 332 & 333 & 334 & 335 & 336 &








Earlier Changes in Zoning





ZONING DISTRICTS

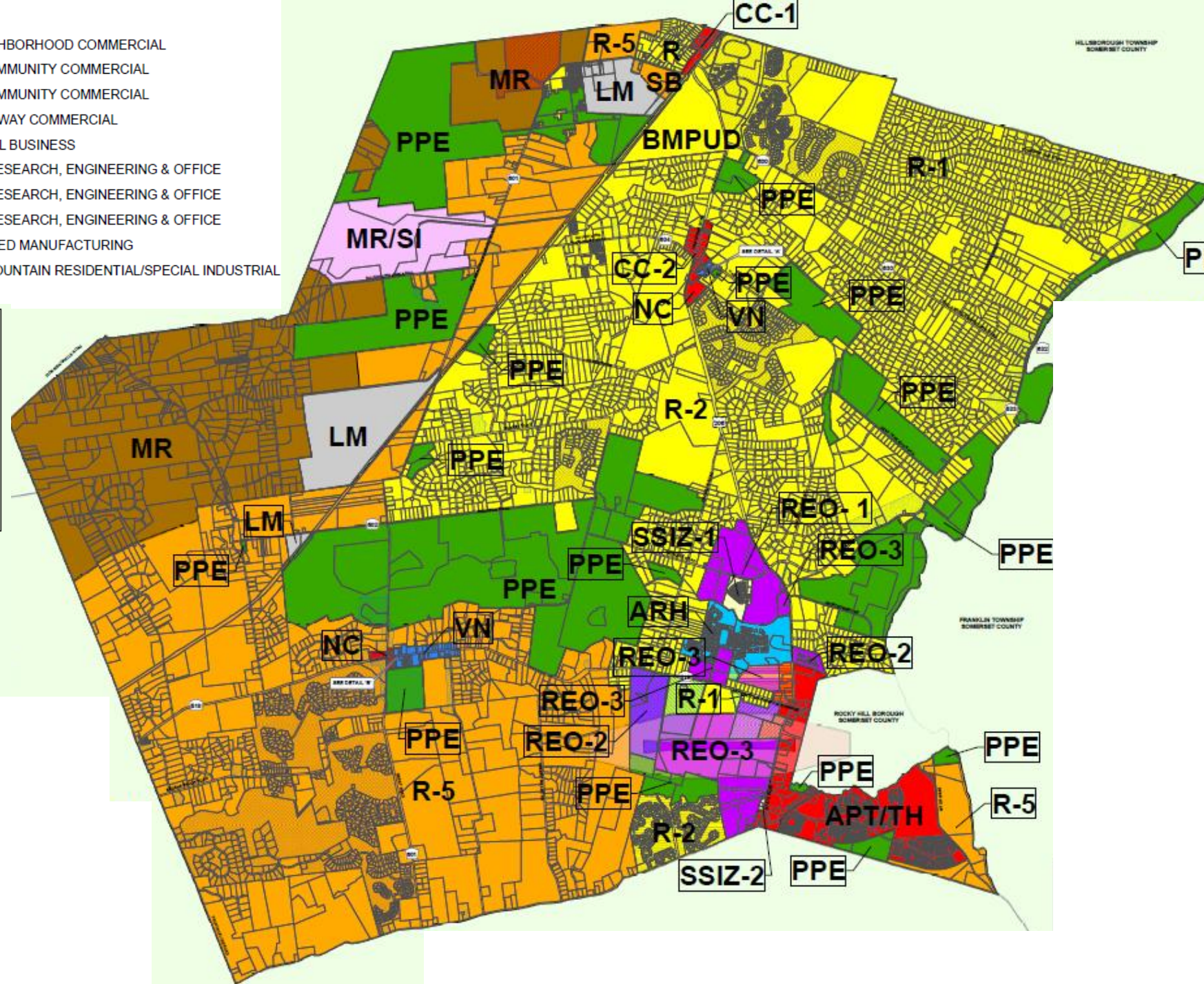
 PPE: PUBLIC, PARKS & EDUCATION	 NC: NEIGHBORHOOD COMMERCIAL
 MR: MOUNTAIN RESIDENTIAL	 CC-1: COMMUNITY COMMERCIAL
 R-5: SINGLE-FAMILY RESIDENTIAL	 CC-2: COMMUNITY COMMERCIAL
 R-2: SINGLE-FAMILY RESIDENTIAL	 HC: HIGHWAY COMMERCIAL
 R-1: SINGLE-FAMILY RESIDENTIAL	 SB: SMALL BUSINESS
 R: SINGLE-FAMILY RESIDENTIAL	 REO-1: RESEARCH, ENGINEERING & OFFICE
 SSIZ-1: RESIDENTIAL SITE SPECIFIC INCLUSIONARY	 REO-2: RESEARCH, ENGINEERING & OFFICE
 SSIZ-2: RETAIL/RESIDENTIAL SITE SPECIFIC INCLUSIONARY	 REO-3: RESEARCH, ENGINEERING & OFFICE
 VN: VILLAGE NEIGHBORHOOD	 LM: LIMITED MANUFACTURING
 APT/TH: APARTMENT/TOWNHOUSE RESIDENTIAL	 MR/SI: MOUNTAIN RESIDENTIAL/SPECIAL INDUSTRIAL
 ARH: AGE-RESTRICTED HOUSING	 BMPUD

OPTIONAL DEVELOPMENT ALTERNATIVE AREAS

	PLANNED RESIDENTIAL DEVELOPMENT
	SINGLE FAMILY RESIDENTIAL CLUSTERS I
	SINGLE FAMILY RESIDENTIAL CLUSTERS II
	PLANNED SHOPPING COMPLEX
	PLANNED OFFICE COMPLEX
	PLANNED BEHAVIORAL HEALTH COMPLEX
	PLANNED MIXED USE DEVELOPMENT

OTHER INFORMATION

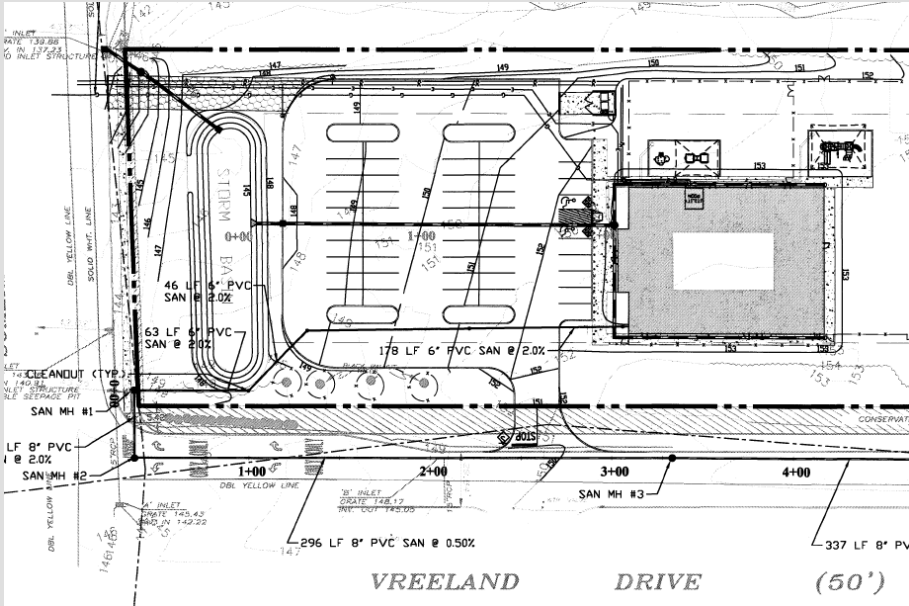
	PARCELS
	LANDMARK PRESERVATION AREAS
	AIRPORT HAZARD AREA



LAND DEVELOPMENT PROCESS



❑ Subdivision is the process of dividing up land into smaller parcels (lots)



❑ Site Plan is the process of developing a single lot for a single or multiple uses (typically commercial development)

Land Use Approvals for Development

- ☐ Application Submission Requirements
- ☐ Plans reviewed by Board professionals, staff, committees & memos submitted for the public record
- ☐ Site Plan/Subdivision Meeting – subcommittee of the Board holds work session to review plans and provide comments, request revisions, etc.
- ☐ All the materials are available for public review at least 10 days prior to the public hearing. Meeting Agenda on website & email distribution list
- ☐ Public Hearing
 - Requires public notice in the newspaper & to property owners within 200'
 - Applicant offers testimony from professionals who are expert witnesses
- ☐ Resolution of Approval – must meet any conditions imposed at time of approval
- ☐ Filing of Subdivision Map and/or deeds, easements, etc.
- ☐ Must obtain all outside agency approvals (Water, Gas, Electric, Sewer Utilities; NJDOT; NJDEP; D&RCC; Som-Union Soil Conservation; Somerset County)
- ☐ Vesting of approvals

Construction Approvals

- ❑ Building Permit must receive all local prior approvals (Zoning, Board of Health, Engineering, Landscape, Tax Assessor)
- ❑ Township Engineering Pre-Construction Requirements (site clearing, installation of infrastructure, establish limits of disturbance, etc.)
- ❑ Code Enforcement – Sub-Code Officials Review Plans (Building, Electric, Plumbing, Fire)
- ❑ Construction Delays: change of contractor, delay in/shortage of building materials, builder makes a plan change that needs plan review, on-site field changes (soil/grading), tenant fit-out (landlord vs. tenant), etc.

Factors that Impact Development in Montgomery

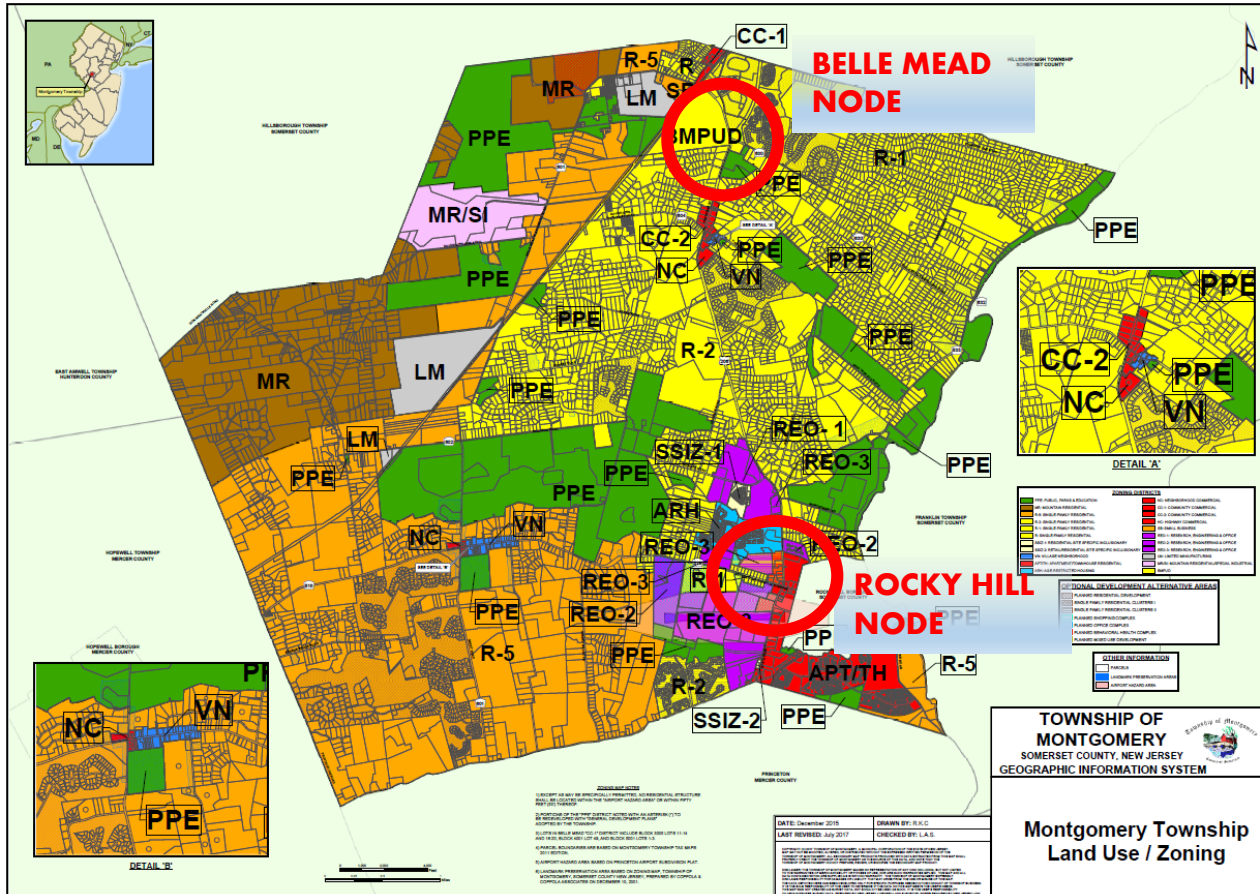
Goals & Policies

- Our vision
- Nodal Planning
- Utilize bus line
- Redevelopment
- Excellent public school system
- Managed Growth
- High Median Income
- Safe, family-friendly community

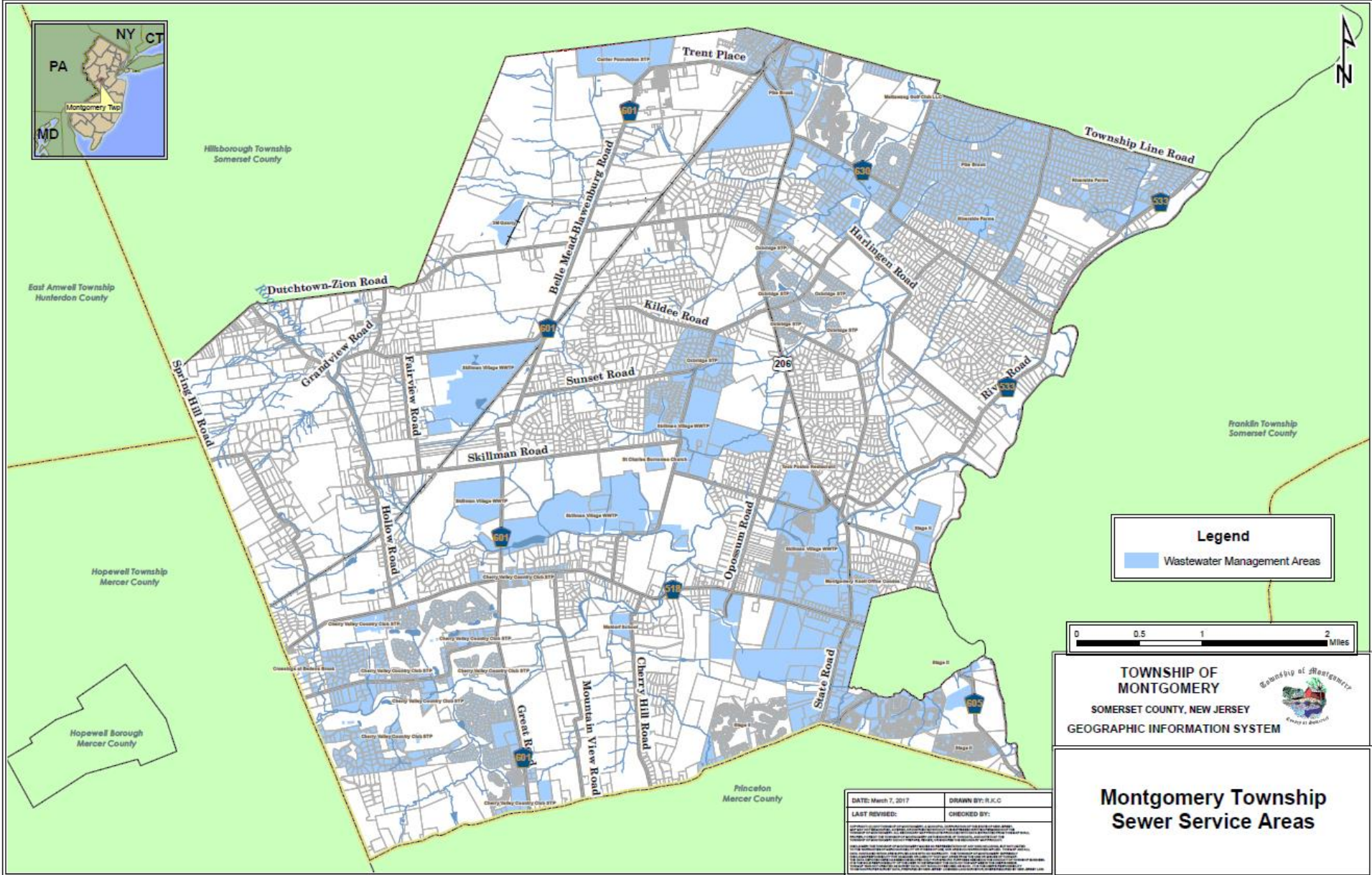
Assets

Constraints

- Infrastructure (roads, sewer, public water)
- Environmentally Constrained Lands
- Deed Restricted Land
- Brownfields
- Airport Hazard Area
- Special Resource Area – Sourland Mountain
- Millstone Byway – River Road
- Historic Districts
- State Mandates (i.e. affordable housing, stormwater)
- Population density
- Market demand
- High taxes
- High land values
- Regional traffic issues



Sewer Service Areas

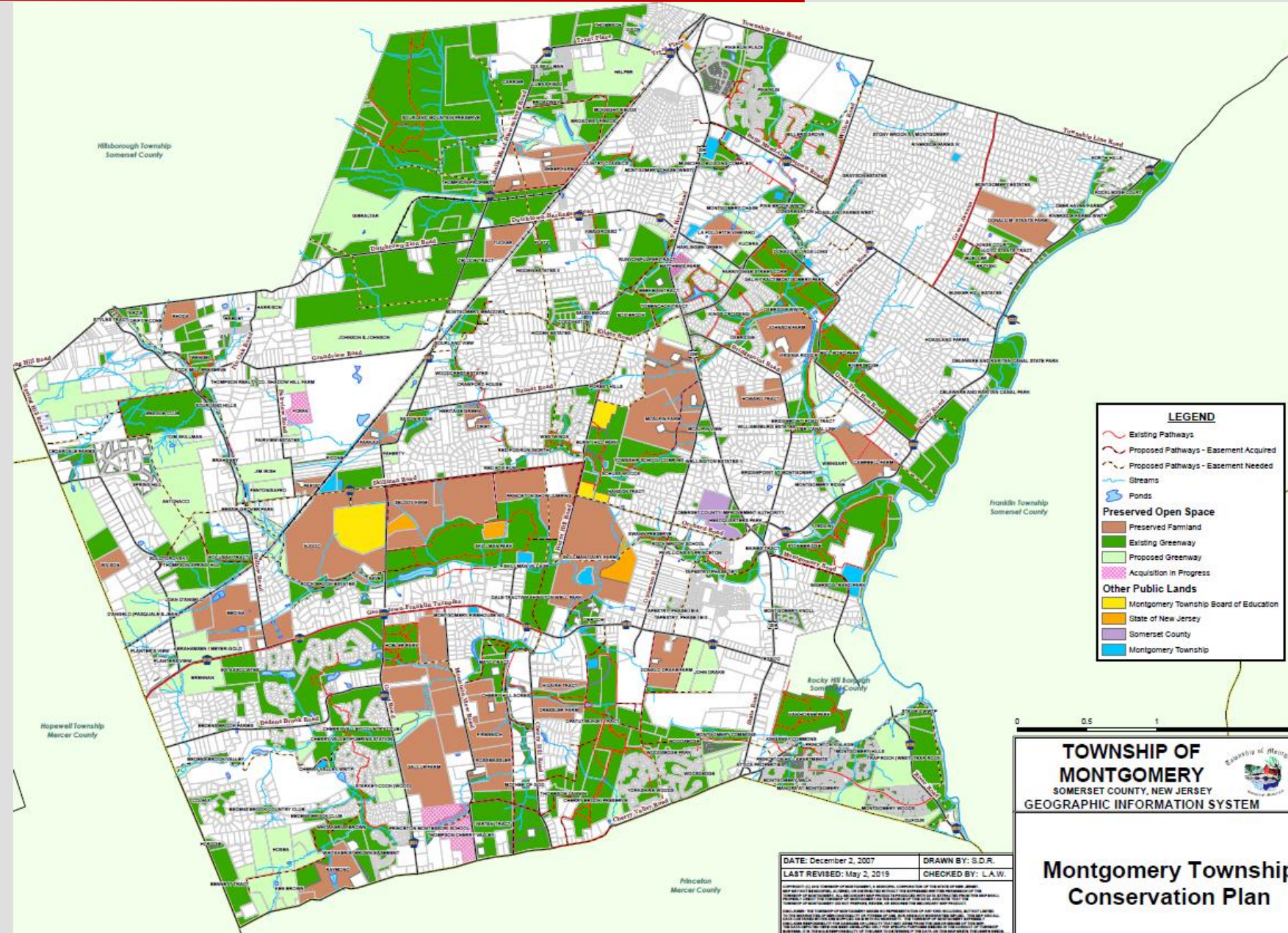


Open Space & Farmland Preservation

Program remains active & vibrant:

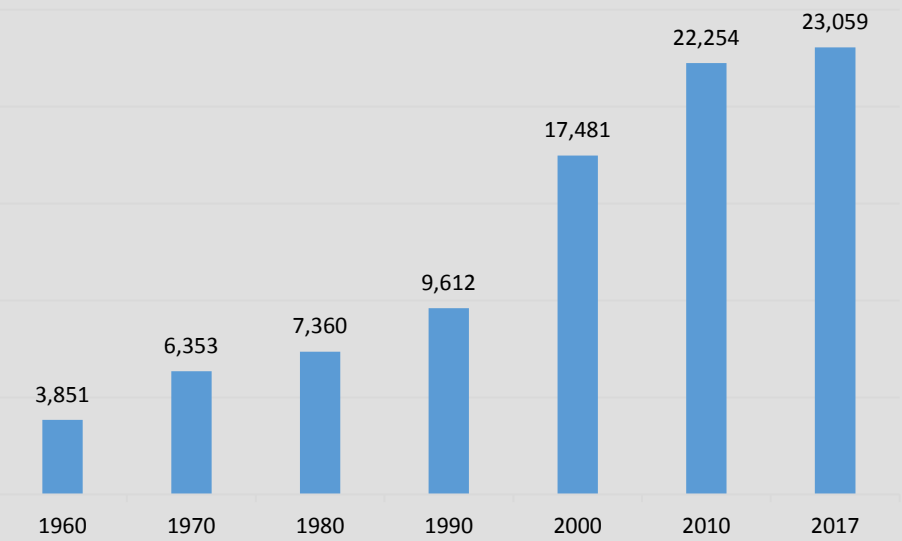
- ✓ Community Support
- ✓ Open Space Trust
- ✓ Partnerships
- ✓ Staff Support
- ✓ Dedicated volunteer committee

37% of the
Township is
preserved land.



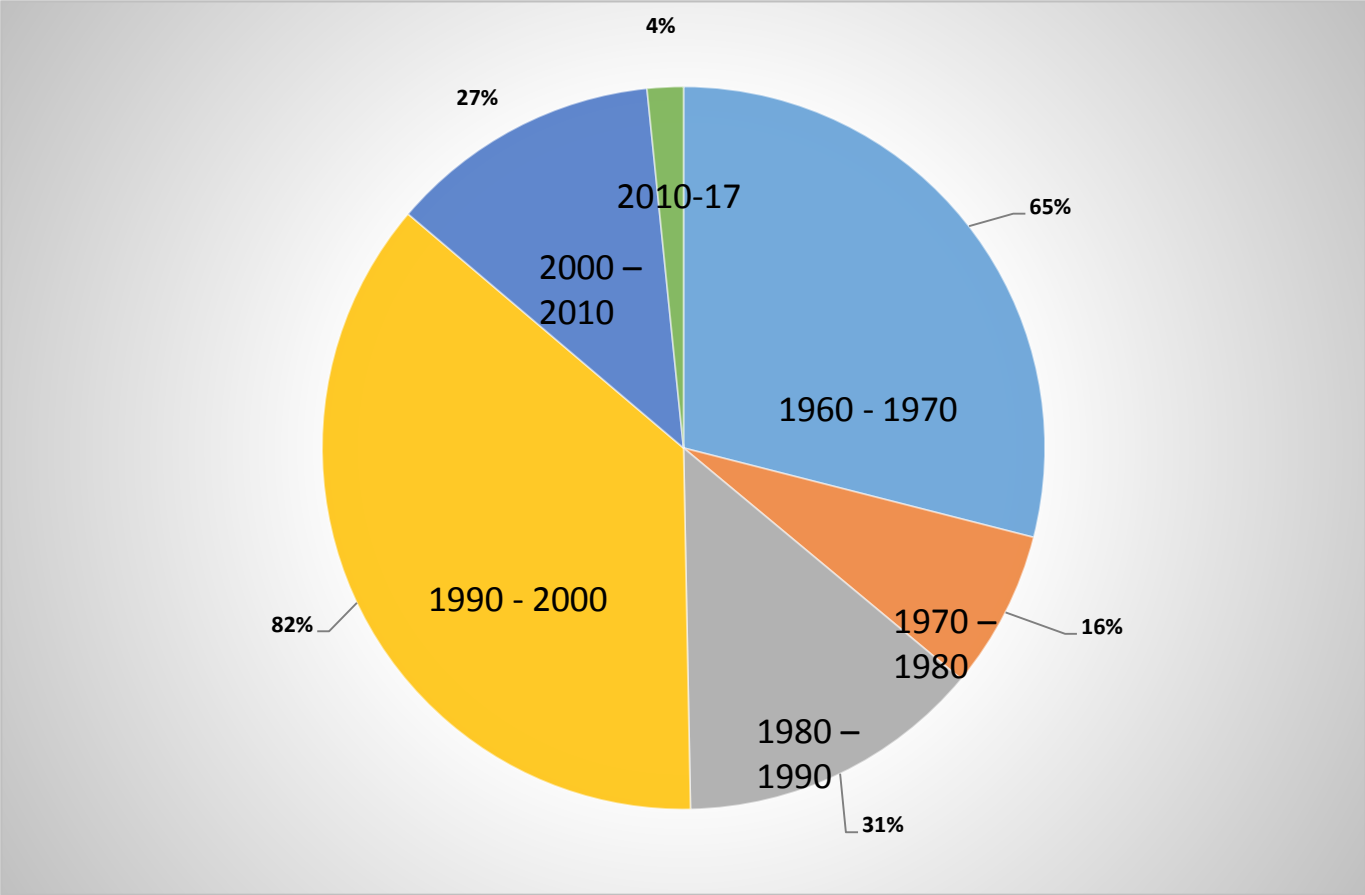
Montgomery Township Population

Population Growth



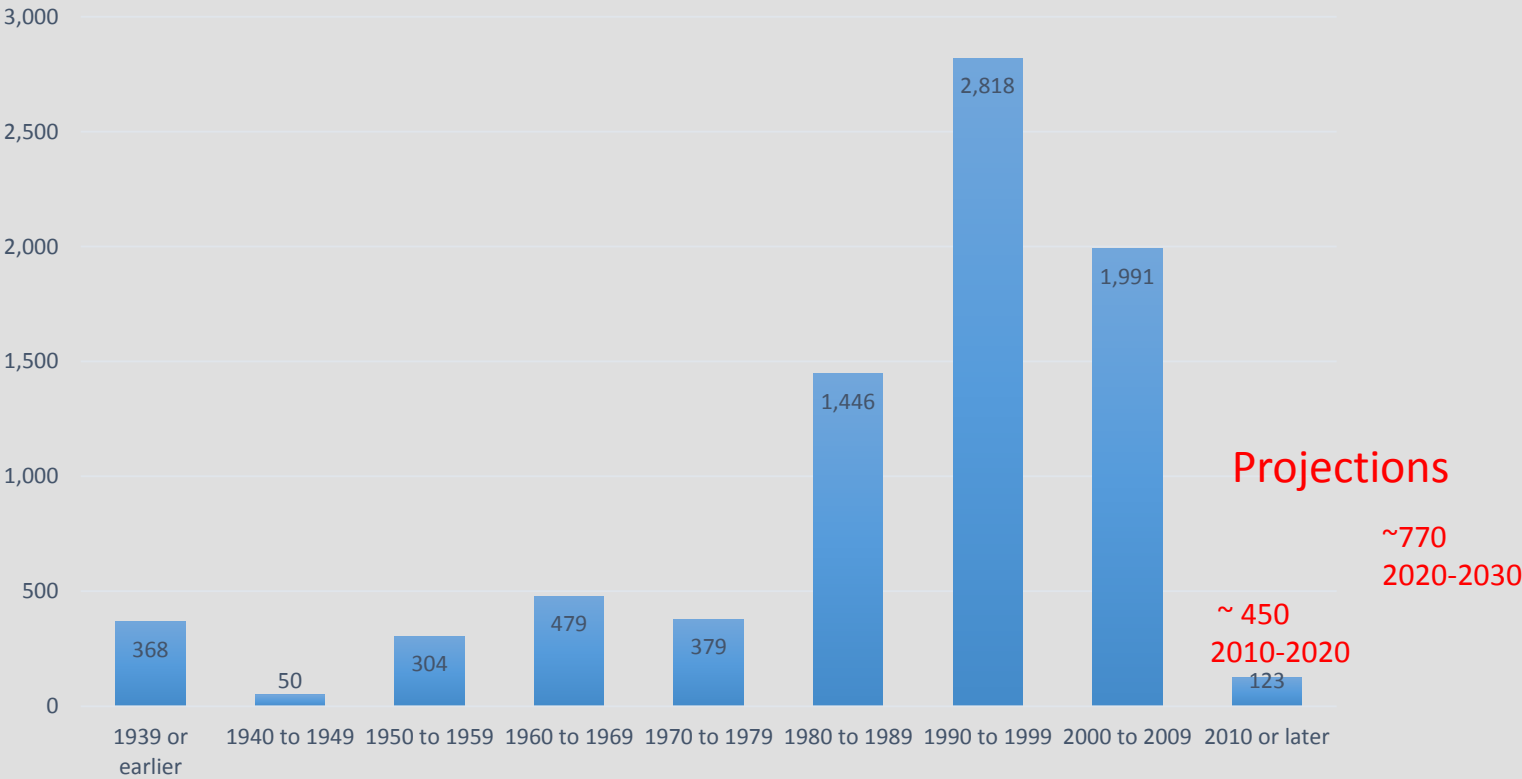
The greatest growth occurred during the 1990s (81.9%) and in the 1960s (65.0%), with a slower growth rate in the 1970s (15.9%) and the 1980s (30.6%).

Percent Change in Population Growth by Decade



Montgomery Township Housing Units

Housing Units by Year Built (2016)

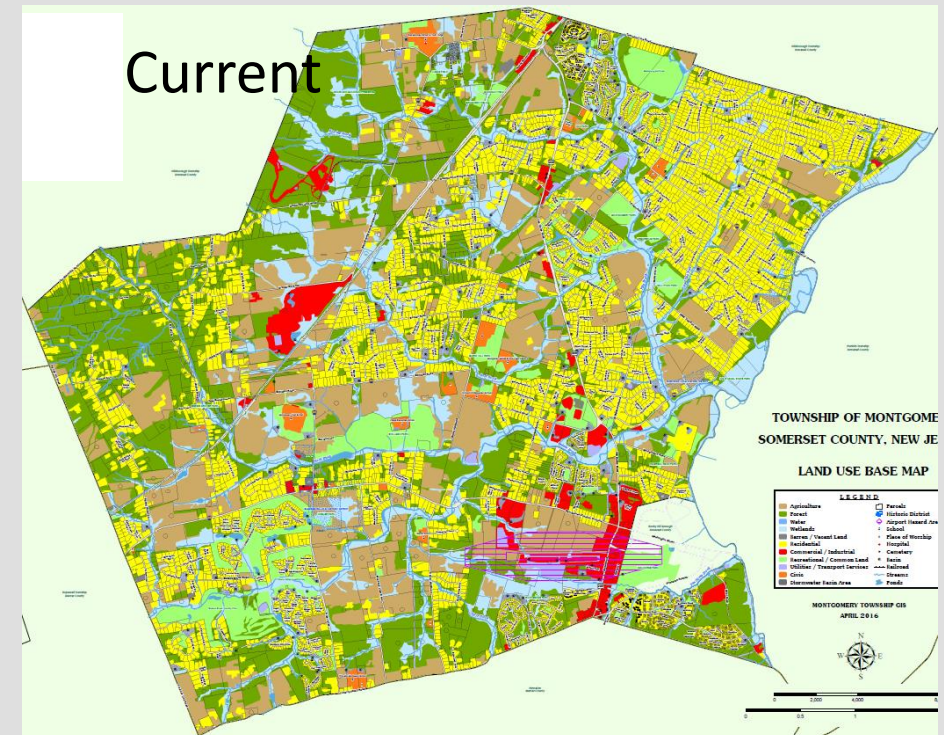
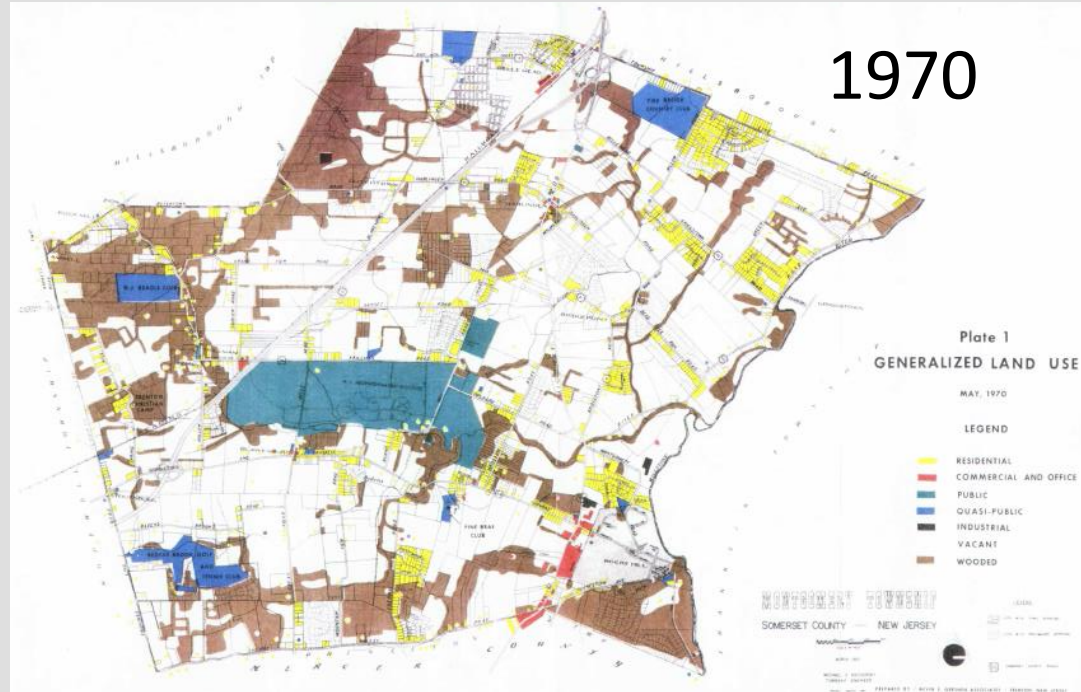


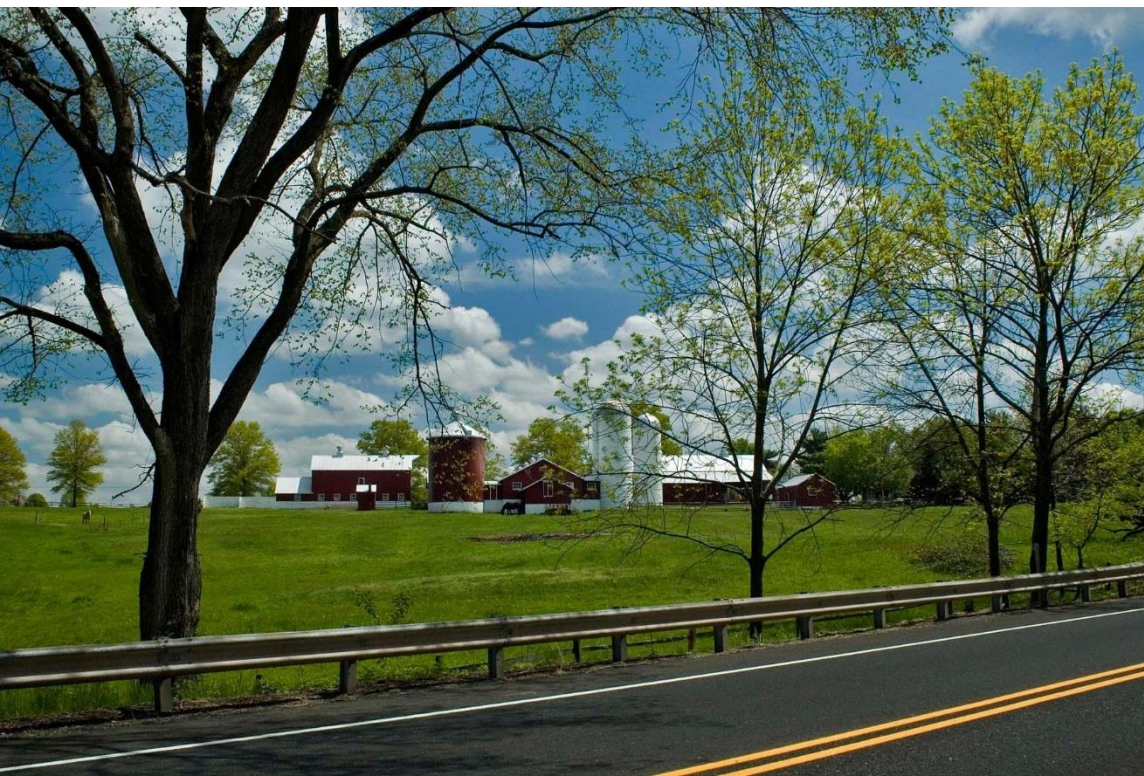
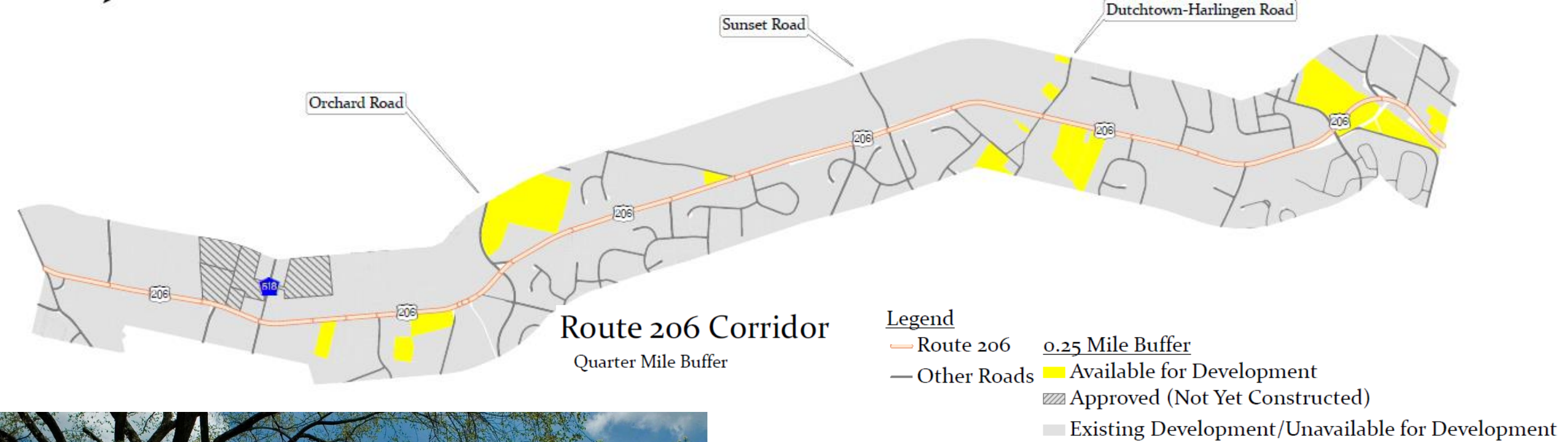
Source: 2012-2016 American Community Survey 5-Year Estimate

- ❑ Annual building permit issuance for residential new construction in Montgomery during the years 2000 through 2017 averaged approximately 114.4 units, although there were virtually no building permits issued 2006, 2007, and 2011.
- ❑ The Township is seeing the build out of inclusionary development including JER Herring Orchard/K.Hovnanian/Ingerman, Sharbell-Hillside, and Country Club Meadows. With additional proposed inclusionary developments, this rate may remain relatively constant or may increase somewhat.
- ❑ Montgomery may see over 1,100 new dwellings by the year 2025.
- ❑ Factors such as the business cycle and rate of residential unit absorption may spread those units out beyond 2025.



- ❑ Montgomery remains a predominantly residential community.
- ❑ Non-Residential Ratables account for approx. 7% of the Township property tax base
- ❑ Minimal nonresidential growth since 2000, approx. 83,000 square feet of nonresidential space that capitalized on the Township's key commercial frontage along US Route 206.
- ❑ Potential nonresidential growth up to 583,000 sf through 2025
- ❑ Land Use Policies impact economic development in various ways: Adopt Local Zoning that private sector will invest in development; Understand regional level forces like labor & industry trends, shopping preferences, demographic trends and shifts; and national level forces like real estate trends & supply/demand





Development Pattern is Well Established Along the Route 206 Corridor

Matthews Farm on Route 206 in Harlingen to be preserved by the Township.

Legend

- Service Area
- Monticelli Airport Hazard Area
- Flood Hazard (FHA)
- Wetlands
- Open Space and Preserved Farmland
- Other Land Uses

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
GEOGRAPHIC INFORMATION SYSTEM

Montgomery Township Vacant Land Analysis Base Map

DATE: June 3, 2015
DRAWN BY: R.C.C.
LAST REVISED: 6/3/2015
CHECKED BY: L.S.

Coordination with Board of Education

- ❑ Board of Education periodically prepares a Demographic Study that analyzes current enrollment and projects future enrollment based on demographic statistics and information provided by the Montgomery Planning Department.
- ❑ New study is underway, and information on all of the proposed housing projects has been provided.



Demographic Study

for the

Montgomery Township School District

December 2014

Prepared By:

Richard S. Grip, Ed.D.

Montgomery Township Board of Education
Five-Year History and Projection
As Prepared by Ross Haber, Demographer

Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	K-2	3-4	5-6	7-8	9-12	SE	PK	Total	Actual
2003-04	218	311	375	360	404	373	388	383	388	407	355	344	277	263	1046	777	771	785	1239	44	0	4672	
2004-05	223	325	369	403	375	398	388	409	395	398	405	366	338	264	1097	773	797	793	1373	66	0	4899	
2005-06	249	291	408	385	428	393	434	428	429	406	419	417	373	342	1084	821	862	835	1551	38	0	5191	
2006-07	251	303	350	400	407	444	413	417	428	423	424	421	419	370	1053	851	830	851	1634	20	0	5239	
2007-08	262	253	372	357	402	425	456	429	419	434	426	429	413	414	982	827	885	853	1682	18	30	5277	
2008-09	269	300	308	383	372	414	447	474	438	425	445	434	428	407	991	785	921	863	1714	37	30	5341	
2009-10	245	273	365	317	399	382	435	465	484	444	435	453	433	422	955	781	900	928	1743	36	30	5373	
2010-11	255	284	332	376	330	410	402	452	475	490	455	444	452	427	992	741	855	965	1777	30	30	5390	5216
2011-12	256	286	346	342	391	340	432	418	462	481	503	464	442	446	974	731	850	943	1854	28	30	5410	
2012-13	258	287	348	356	356	403	358	449	427	468	493	512	462	436	991	759	806	895	1904	30	30	5415	

Table 4
Montgomery Township School District Historical Enrollments
2005-06 to 2014-15

Year ¹	PK RE ²	K	1	2	3	4	5	6	7	8	9	10	11	12	SE ³	PK-2 Total	3-4 Total	5-6 Total	7-8 Total	9-12 Total	PK-12 Total
2005-06	0	285	402	381	418	388	408	415	426	400	408	413	367	337	66	1,103	821	835	830	1,525	5,114
2006-07	0	302	343	394	405	439	410	411	423	421	421.5	416.5	416.5	366	57	1,074	850	830	851	1,620.5	5,225.5
2007-08	4	252	371	358	367	388	481	454	419	430	426	427	410.5	411	42	998	764	947	853	1,678.5	5,240.5
2008-09	0	293	314	390	363	415	441	455	429	436	432.5	420	426	411	80	1,042	791	909	870	1,693.5	5,305.5
2009-10	10	243	332	322	396	373	407	442	452	431	432	435	425	414.5	76	948	780	862	888	1,712.5	5,190.5
2010-11	9	237	298	345	347	410	384	412	440	448	418	419	415	418	82	932	757	810	895	1,688	5,082
2011-12	24	220	300	315	355	360	418	397	414	450	453	403	425	410.5	94	899	723	830	873	1,713.5	5,038.5
2012-13	46	202	249	313	311	362	372	412	399	412	438	443	404	427.5	91	844	682	794	822	1,739.5	4,881.5
2013-14	53	212	251	260	319	327	383	386	423	408	413.5	439.5	444	399.5	68	787	663	778	839	1,719.5	4,786.5
2014-15	23	246	258	268	284	350	352	389	393	418	409	412	430	437	83	824	647	747	820	1,714	4,752

Notes: ¹Data were provided by the New Jersey Department of Education (<http://www.nj.gov/education/data/enr/>) and the Montgomery Township School District.

²Pre-kindergarten regular education enrollment

³Self-contained special education enrollment/Ungraded Students

The adjusted enrollment projections were also broken down at the individual school level from 2015-16 through 2019-20. The following table compares the projected enrollments by school in 2019-20 to the actual enrollments in 2014-15. Enrollment is projected to decline at the Montgomery Upper Middle School and Montgomery High School, but is projected to remain fairly stable at the three remaining schools.

Summary of Projected Enrollment by School

School	Actual Enrollment 2014-15	Projected Enrollment 2019-20	Change
Orchard Hill Elementary School (PK-2)	824	837	+13
Village Elementary School (3-4)	647	627	-20
Montgomery Lower Middle School (5-6)	747	737	-10
Montgomery Upper Middle School (7-8)	820	704	-116
Montgomery High School (9-12)	1,714	1,631	-83

The capacities of the school buildings in the district were compared to the actual enrollments in 2014-15 and the projected enrollments in the 2019-20 school year. With the exception of Montgomery High School which currently has a small number of unhoused students, there are sizable surpluses of seating at the remaining schools, with the greatest being at Montgomery Lower Middle School. By 2019-20, a surplus of seating is projected at Montgomery High School due to declining enrollment. Surpluses are projected to range from a low of 62 seats at Montgomery High School to a high of 608 seats at Montgomery Lower Middle School.

Coordination with Board of Education

- ❑ Rutgers University provides data on Statewide averages of public school children by housing type.
- ❑ Beginning in 2007, Montgomery Planning Department began analyzing and extrapolating local data on the number of public school children (PSC) by housing type (i.e. single family detached; multi-family attached for-sale townhomes; multi-family attached rental; multi-family affordable rental).

Multi-Family Affordable Rental Apartments

0.69 PSC per unit at Hillside

0.55 PSC per unit at Ingerman

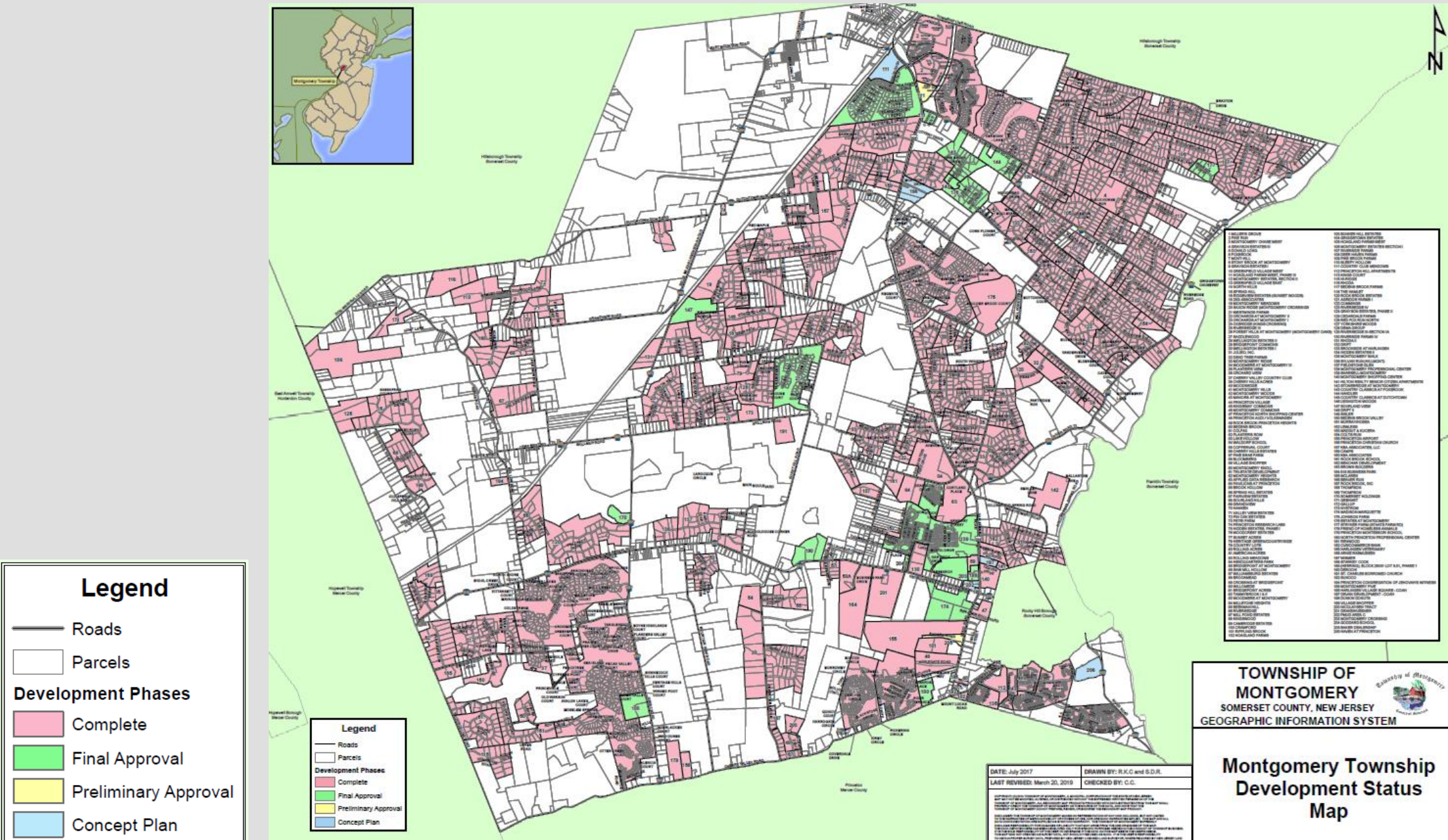
Multi-Family Townhomes

0.95 PSC per unit at Montgomery Ridge (Orchard Rd)

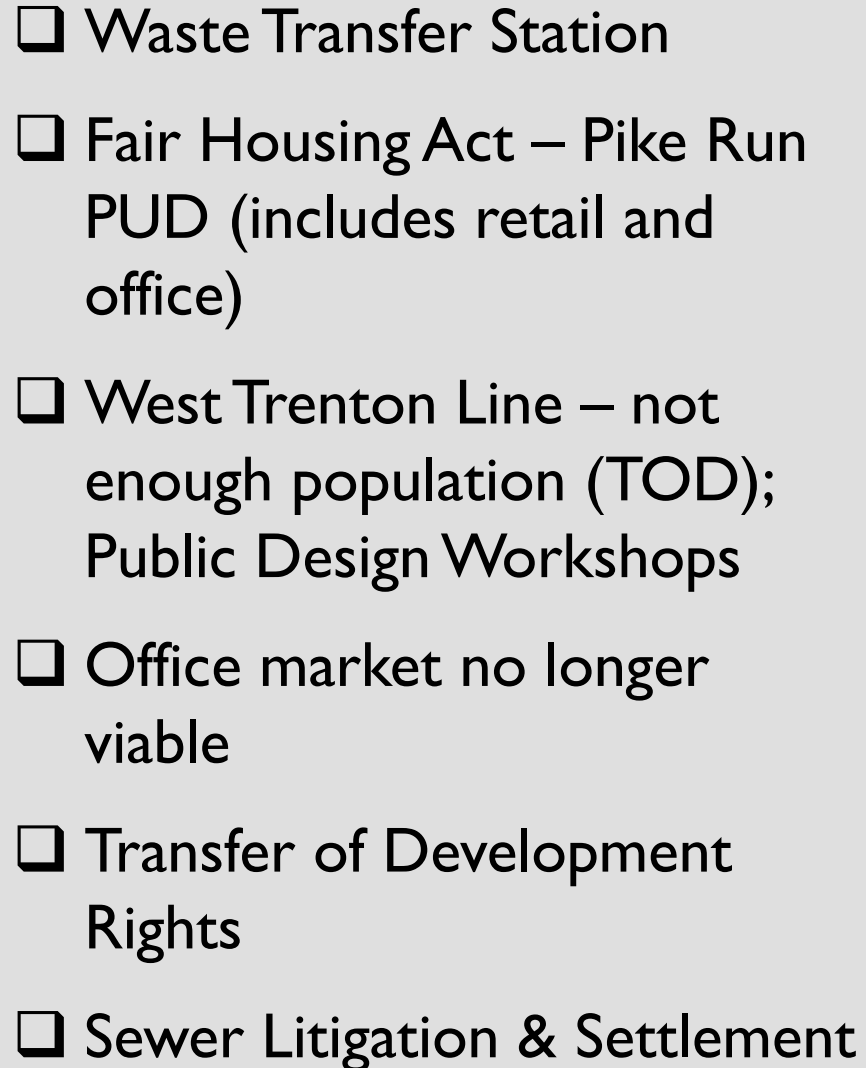
Single-Family Homes

1.32 PSC per unit at East Country Estates (Burnt Hill Rd)

Development Status Map



Belle Mead Node



Evolution of Settlement with Country Club Meadows (CCM)

CCM Proposal 2007



623 total residential units

*437 market rate single family
120 affordable*

428,300 sf retail

*Big Box Retail (2) & Pad Sites
(7) totalling 340,000 sf retail.
Plus, additional 88,300 sf of
retail*

CCM Proposal 2010



500 total residential units

*300 market rate single family
100 market rate townhomes
100 affordable multi-family units*

210,000 sf retail

*Supermarket (1) & Pad Sites
(7) = 130,000 sf
Plus, additional 80,000 sf
(including pad site with drive
thru)*

CCM Proposal 2011



440 total residential units

*340 market rate single family
60 market rate
40 affordable units*

229,000 sf retail

*144,800 sf retail
Plus, additional 84,200 sf of
retail (including pad site with
drive thru)*

2014 Settlement Agreement & PMUD Zoning



263 total residential units

*140 market rate single family
27 affordable rental apartments over retail
96 age restricted apartments*

Assisted Living

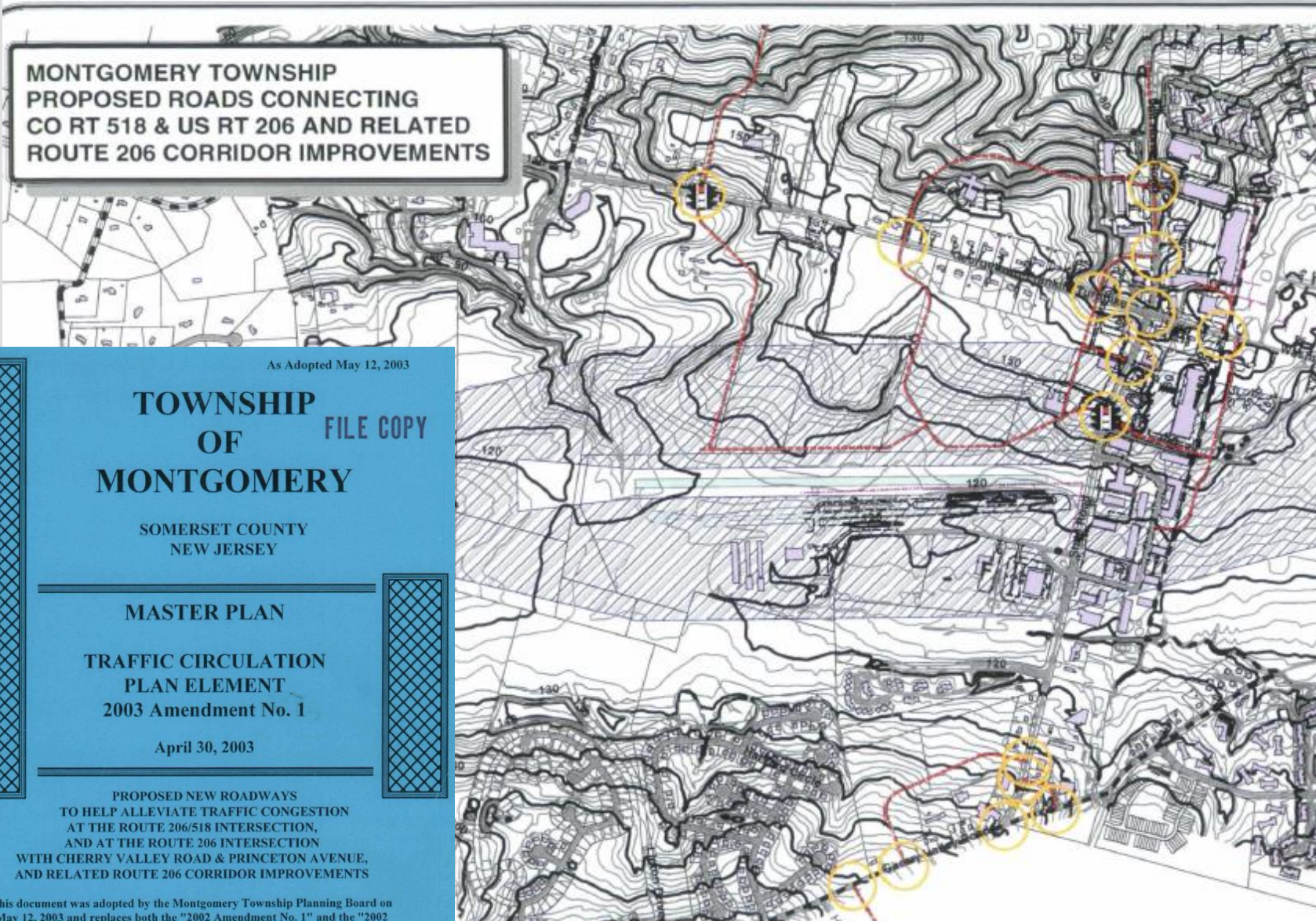
133,801 sf retail (between Montgomery Place & The Grove) plus additional transit commercial

Status of Development in the Belle Mead Node:Country Club Meadows



Rocky Hill Node

Planning Studies for the Rocky Hill Node



As Adopted May 12, 2003

TOWNSHIP OF MONTGOMERY FILE COPY

SOMERSET COUNTY
NEW JERSEY

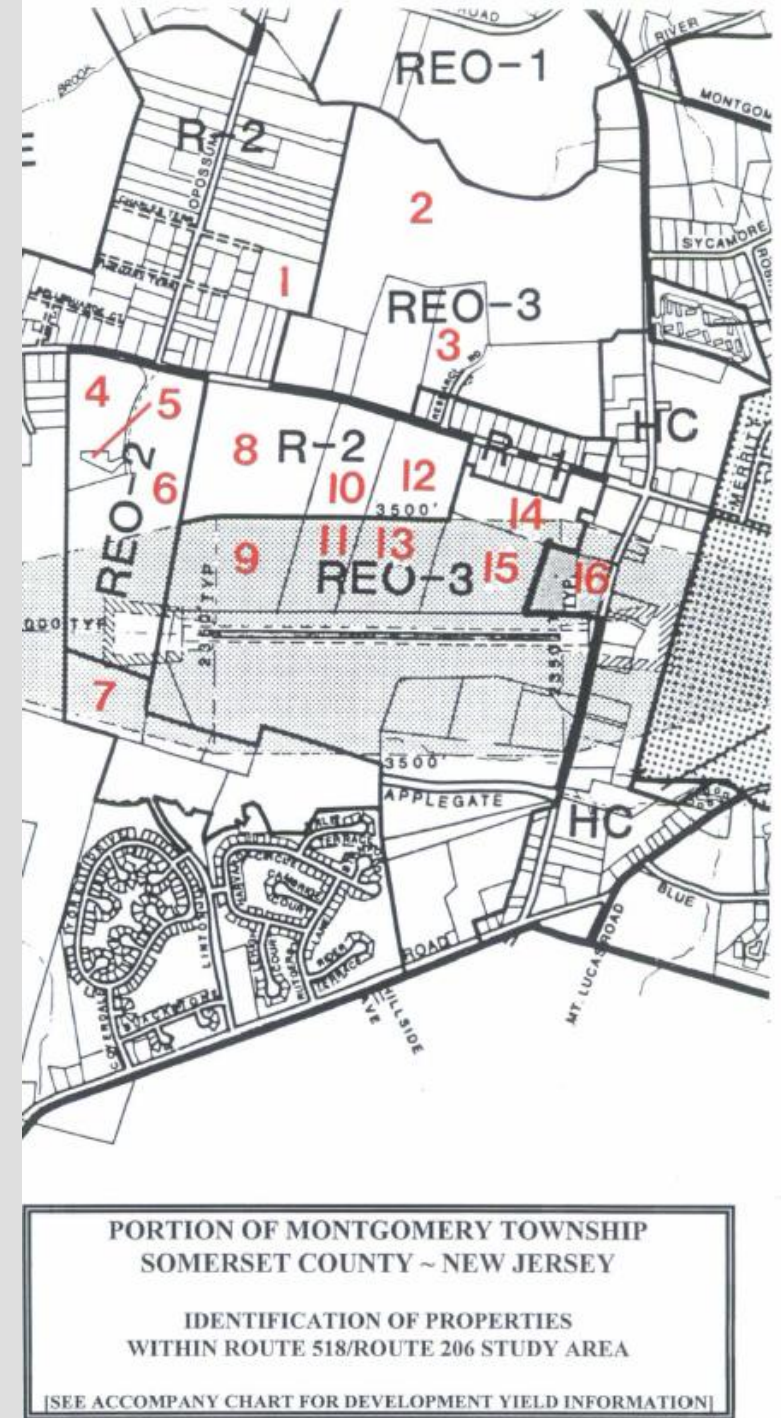
MASTER PLAN

**TRAFFIC CIRCULATION
PLAN ELEMENT**
2003 Amendment No. 1

April 30, 2003

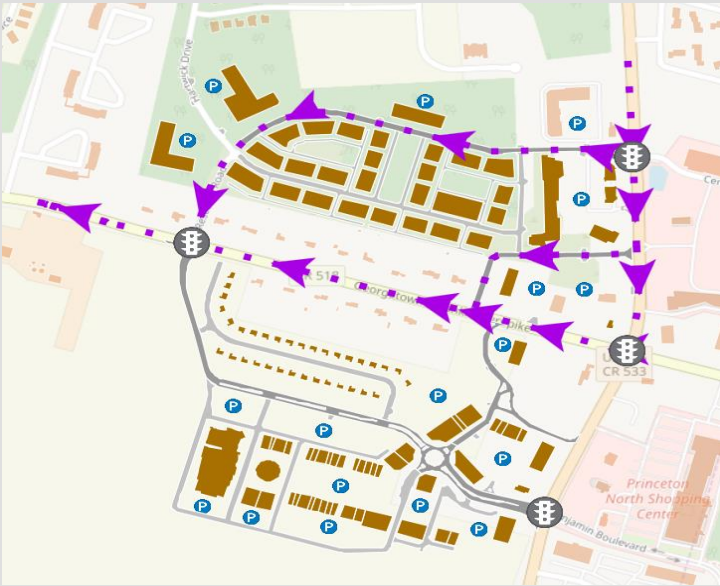
PROPOSED NEW ROADWAYS
TO HELP ALLEVIATE TRAFFIC CONGESTION
AT THE ROUTE 206/518 INTERSECTION,
AND AT THE ROUTE 206 INTERSECTION
WITH CHERRY VALLEY ROAD & PRINCETON AVENUE,
AND RELATED ROUTE 206 CORRIDOR IMPROVEMENTS

This document was adopted by the Montgomery Township Planning Board on May 12, 2003 and replaces both the "2002 Amendment No. 1" and the "2002 Amendment No. 2" to the Traffic Circulation Plan Element, previously adopted by the Planning Board on April 8, 2002 and July 29, 2002, respectively.



Rt. 206 & 518 New Traffic Pattern to Provide Traffic Relief

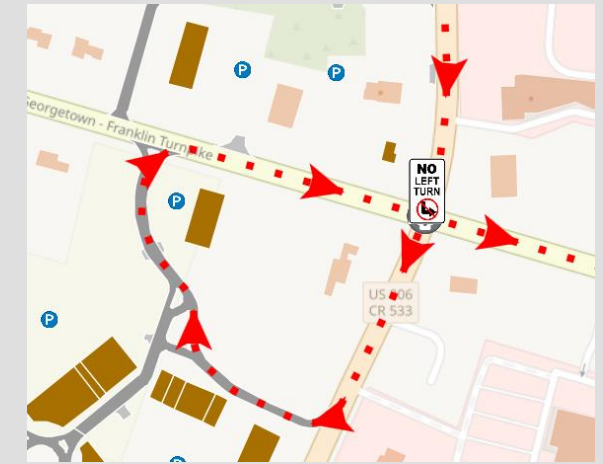
Southbound on Rt 206 to Rt 518 WEST



Eastbound on Rt 518 to Rt 206 SOUTH

“As per the latest traffic impact study prepared by Atlantic Traffic and Design for the Madison Marquette project, the intersection of US Route 206 & CR 518 for the weekday evening peak hour will go from an overall Level of Service E (with approximately 55 seconds of delay on average for all movements at the intersection) to an overall Level of Service C (with approximately 33 seconds of delay). This change in level of service includes both the additional traffic from the Madison Marquette development and the improvements that are planned for the intersection as part of the development.”

Southbound on Rt 206 to Rt 518 EAST



Northbound on Rt 206 to Rt 518 WEST

Status of Development in the Rocky Hill Node

Montgomery Promenade

Background

- ❑ Traffic Circulation Plan 2002
- ❑ Re-Zoning Process included public surveys and design workshops
- ❑ Airport Hazard Area limits residential

Development Status

- ❑ Developer received approval in for 305,782 sf retail
- ❑ Modified approval over the years
- ❑ Current approval is 281,829 sf
- ❑ Central Gathering Space
- ❑ Bike facilities & pathway links





November 16th, 2018

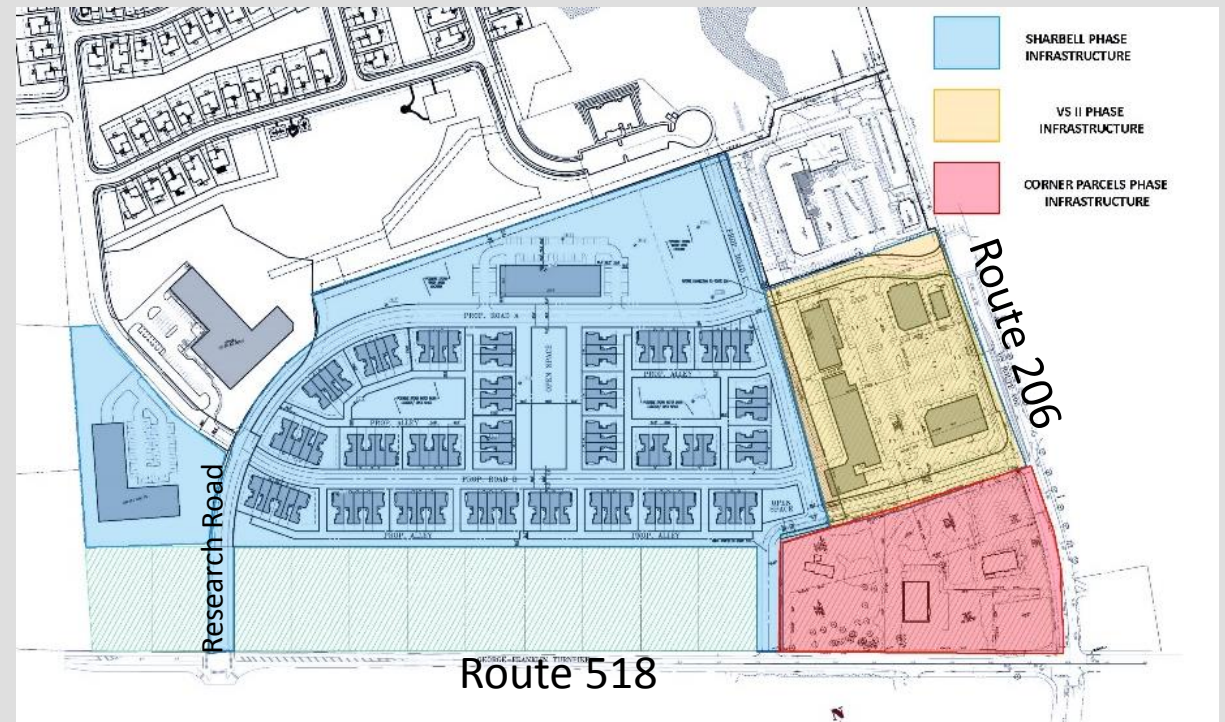
THE COURTYARD | MONTGOMERY PARK



Status of Development in the Rocky Hill Node

Planned Mixed Use Development (PMUD) Overlay Zone

- ❑ The Township's Master Plan Committee, working in collaboration with land owners, developers, consultants, and staff, adopted an overlay zoning district in October 2017
- ❑ Goal was to revitalize and redevelop a currently underutilized 50-acre site at the northwest corner of Route 206 and County Route 518 to allow for a pedestrian-friendly, mixed-use development.
- ❑ Developers will build two critical loop roads
- ❑ Affordable Housing will be built



Policy Objectives for PMUD Overlay Zone

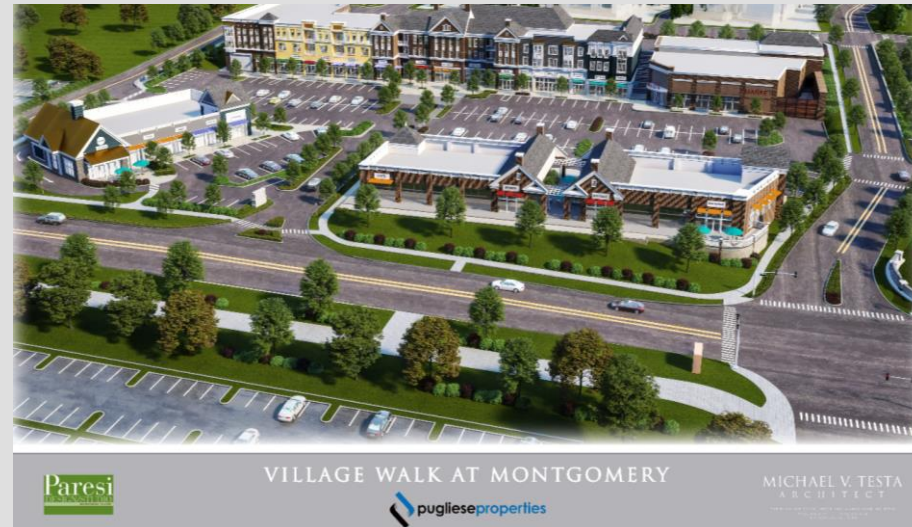
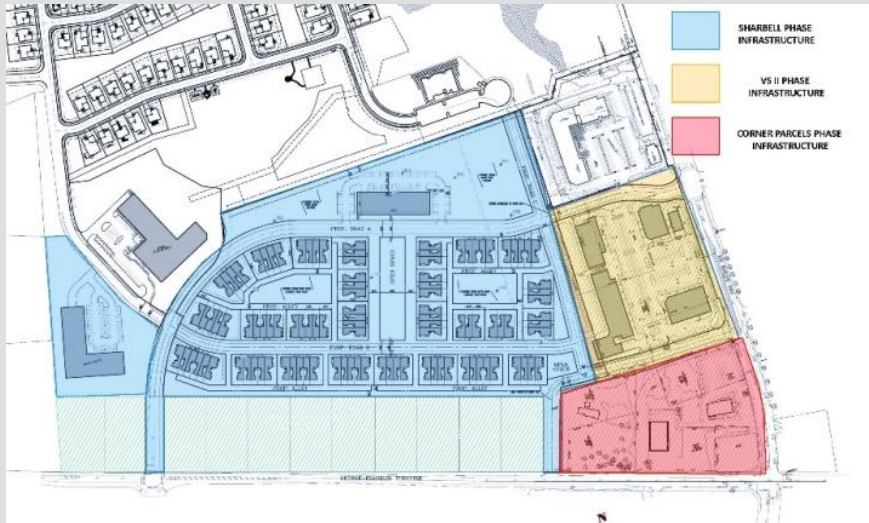
Excerpts from Land Use Plan August 2017

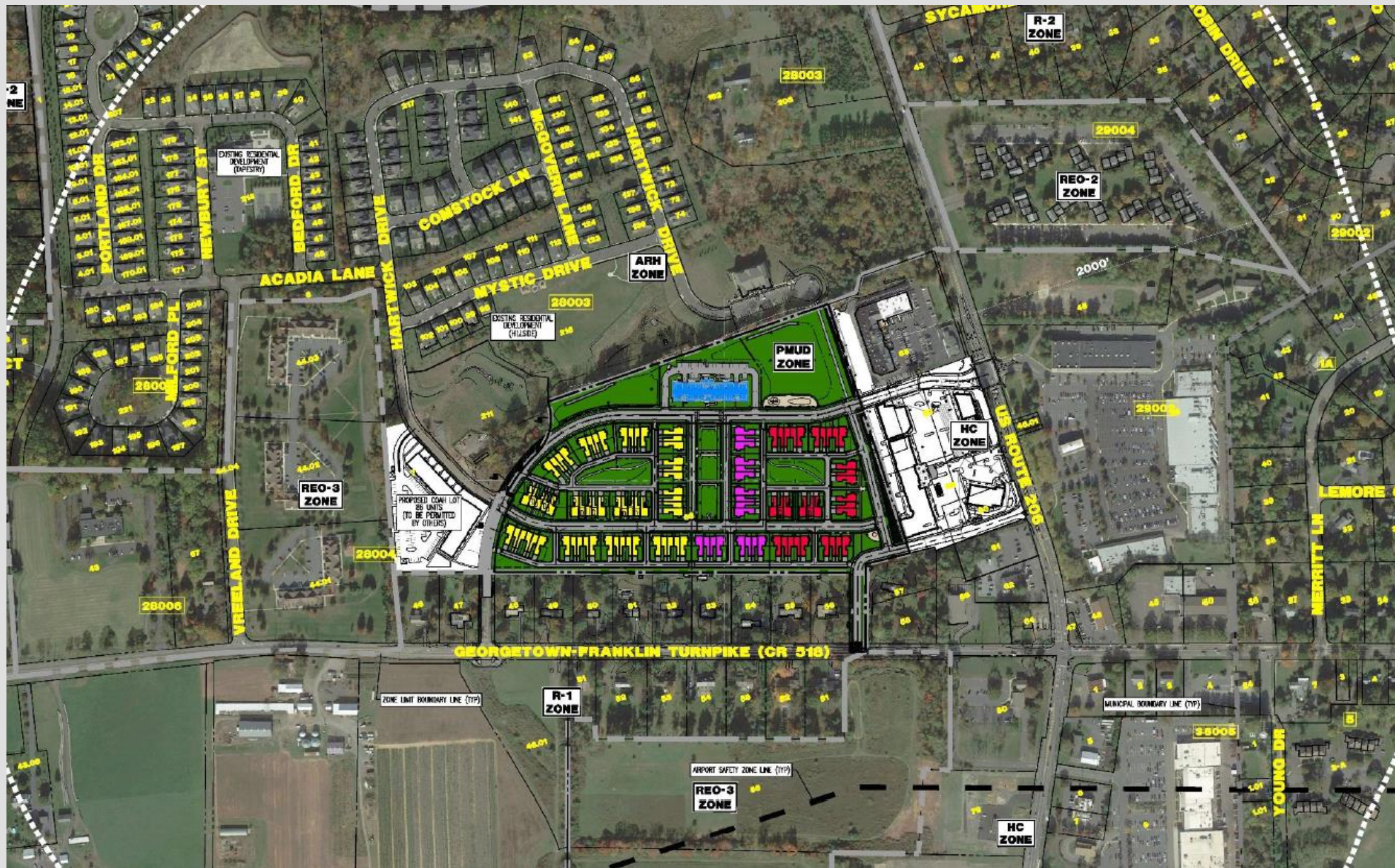
- “ 1. To encourage the redevelopment of abandoned, obsolete and/or underutilized properties located within the Route 206/Route 518 node of Montgomery Township to maximize the viability for economic development, including expanded retail and service opportunities in the Township, and compact, efficient multi-family housing to compliment the commercial development;*
- 2. To encourage orderly and well-planned development at a scale and location so that it is feasible to construct a comprehensive package of supporting utilities, services and facilities, including new roadways, stormwater management systems, and associated elements. The proposed development shall be served by public sanitary sewer and water system infrastructure;*
- 3. To encourage orderly development of sites with sufficient frontage on existing or new major collectors or state or county highways to provide safe, efficient access and traffic circulation, and require orderly internal vehicular, bicycle, and pedestrian circulation;*
- 4. To facilitate the provision of affordable housing in proximity to job opportunities, public transportation and shopping;*
- 5. To implement planned thoroughfares and transportation routes which will promote the free flow of traffic;*
- 6. To promote a desirable visual environment through creative development techniques and good civic design and arrangement; and*
- 7. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening cost of such development and to the more efficient use of land.”*



Montgomery Township received the *Excellence in Planning* Award from Somerset County in 2017 Land Development and Planning Awards.

The County's Annual Recognition Program – Land Development and Planning Awards – recognized Montgomery's Planned Mixed Use Development Overlay Zone for land development and planning that exemplified superior site design, addressed contemporary planning issues, and exerted a positive influence on the character of the County."

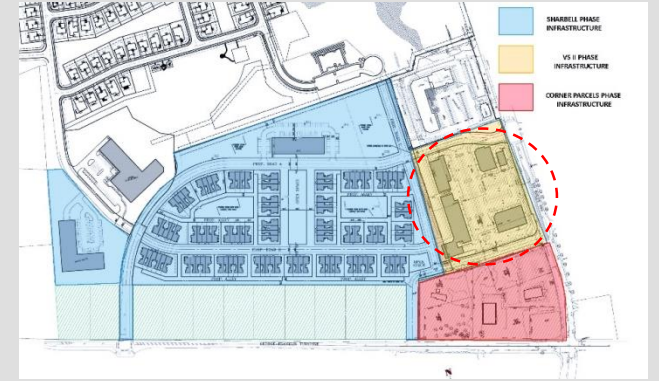




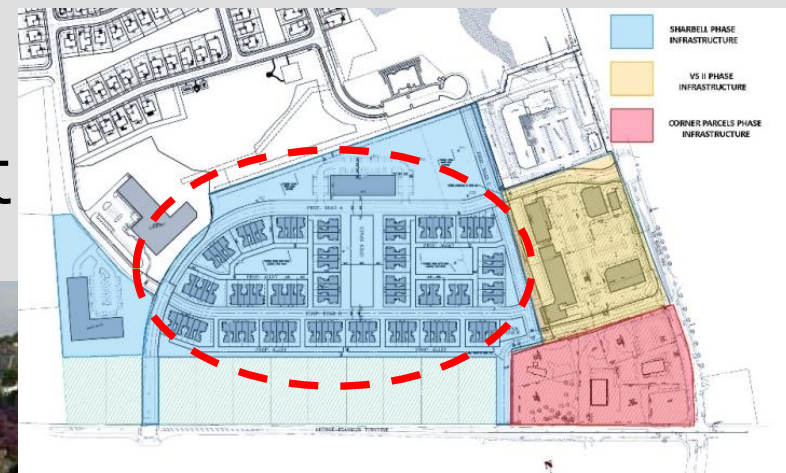
Village Shopper I & II Redeveloped as Village Walk By Pugliese Properties



- ☐ VS 1 & 2 Existing retail to be redeveloped with 55,000 sf of retail and 52 apartments including affordable units
- ☐ Upgrade the retail center
- ☐ Sale of xmas trees & MFOS farmers market to remain
- ☐ Trees to be saved
- ☐ Loop roads built



“Kepner Tregoe Property” Redeveloped as Montgomery Crossing by Sharbell Development



- ☐ Abandoned office building and associated parking and other infrastructure to be redeveloped
- ☐ 107 townhomes
- ☐ 40 condominiums
- ☐ Affordable housing to be provided
- ☐ Shared Stormwater
- ☐ Loop roads to be built
- ☐ Rear loaded garages will improve streetscape



Status of Development in the Rocky Hill Node

Affordable Apartment Building By PIRHL Acquisitions, LLC Apartments at Montgomery 9 Hartwick Drive

- ☐ Previously zoned for office building
- ☐ 86 affordable rental apartments
- ☐ Developer will build and manage the units
- ☐ Multiple funding sources in order to make this project financially viable
- ☐ Portion of project subsidized by Sharbell & the Township Affordable Housing Trust Fund
- ☐ Design was collaboration between the developer & Township
- ☐ Part of the PMUD Overlay Zone



Affordable Housing

The Fair Housing Act



- ❑ 1975 – Mount Laurel I
- ❑ 1983 – Mount Laurel II
- ❑ 1985 – Fair Housing Act
- ❑ Montgomery was the first municipality deemed in compliance with “Mt Laurel II” obligations through voluntary measures
- ❑ Since that time, the Township has continued to meet its State-mandated fair share housing obligation.
- ❑ COAH was created as the administrative agency to oversee the production of affordable housing
- ❑ Round 1 (1987-1999); Round 2 (1993-1999); Extended Sub. Cert (2002/2005); Round 4 (1999-2025); Second Iteration (2008); Third Iteration (2014)
- ❑ COAH dissolved (2015) and Courts have jurisdiction
- ❑ 2015 Montgomery filed its declaratory judgement action pursuant to Mount Laurel IV
- ❑ Township received immunity from builders remedy lawsuits

Montgomery's Third Round Obligation (1999-2025)

- ❑ After a lengthy period of litigation, municipalities have begun to settle the lawsuits
- ❑ Numerous experts on both sides of the lawsuit were retained to calculate a town's "fair share" obligation to provide affordable housing
- ❑ Numbers were wide ranging
- ❑ Montgomery's Settlement was to provide 616 new affordable housing units
- ❑ Montgomery utilized a variety of mechanisms (family rental, age-restricted, group homes, 100% affordable) that the State allows (within permitted max./min. limits)
- ❑ Some are age-restricted units, group homes, existing and new inclusionary zoning and 100% municipally sponsored projects

iv. Retention and promulgation of expert reports.

			PRIOR ROUND		PRESENT NEED		THIRD ROUND PROSPECTIVE NEED			
			Total Net Prior Round Obligation (1987-1999)		Rehab / Present Need Calculation		Calculated Gap Period Obligation (1999-2015)		Calculated Third Round Prospective Need	Total Gross Third Round Obligation
Municipality										
Montgomery Township, Somerset County					Region 3		Montgomery Township, Somerset County			
	COAH Prop. Rules	06/02/14	(23)		72		399	+	293	= 692
	Burchell	08/15	(152)		78		603	+	478	= 1,081
	Kinsey	07/15	307		71		-	+		= 1,276
	Econsult	12/23/15	307		97		-	+	198	= 198
	Econsult	12/30/15	307		76		-	+	204	= 204
	Econsult	03/24/16	307		76		150	+	157	= 307
	Econsult	05/16/16	307		73		-	+	223	= 223
	Kinsey	05/17/16	307		-		467	+	508	= 975
	Econsult	04/12/17	307		73		236	+	231	= 467
	Kinsey	04/12/17					558	+		= 558
	Kinsey Corrected Gap	05/04/17					558	+	508	= 1,066
	SETTLEMENT	12/08/17	307		-		-	+	616	= 616

SATISFACTION OF THE PRIOR ROUND & THIRD ROUND OBLIGATIONS										
Program	Rental	Senior	Family	Total Units	Prior Round: 307 units			Third Round: 616 units		
					Units	Bonus Credits	Total Credits	Units	Bonus Credits	Total Credits
Special Needs										
Crawford Transitional Housing	x			7	7	0	7			
Devereux Group Home	x			4	4	0	4			
Delta Comm Support Group Home	x			3	3	0	3			
Allies Group Home	x			6				6	0	6
Proposed Group Homes, including Montgomery 5 payment-in-lieu	x			12				12	0	12
Inclusionary Housing Developments										
McKinley Comm. / Montgomery Hills	x	x		60	60	0	60			
McKinley Comm./Montgomery Hills			x	35	35	0	35			
Montgomery Glen			x	19	19	0	19			
Pike Run (Bellmead)	x		x	210	102	77, cap	179	108	108	216
JER Herring Orchard	x		x	40				40	40	80
Sharbell-Hillside	x		x	23				23	6, cap	29
Railsedge/Blawenburg Village	x		x	3				3	0	3
Country Club Meadows	x		x	27				27	0	27
Trap Rock			x	50				50	0	50
PIRHL	x		x	86				86	0	86
DeVan	x		x	23				23	0	23
Harlingen Village	x		x	9				9	0	9
Village Shopper	x		x	11				11	0	11
Blawenburg Village Square	x		x	1				1	0	1
Assisted Living										
Tapestry Assisted Living	x	x		12				12	0	12
100% Affordable Housing Developments										
Municipal Building/RPM or 1860 house (55 of 60 senior rental)	x	x		55				55	0	55
Municipal Building/RPM or 1860 house (5 of 60 special needs)	x			5				5	0	5
Total				701	230	77	307	471	154	625
Third Round Surplus (over 616)								9	0	9

Affordable Housing Obligation Through 2025

= 616 Credits

471 Units Proposed
+ 154 Bonus Credits for those units
616 Credits

Of the 471 Units,

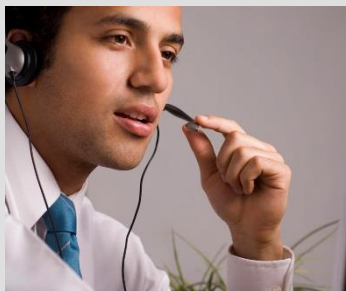
- 201 units have already been constructed and occupied
- The remaining 270 units to be constructed by 2025

2017 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Sales***		Regional Asset Limit****
Region 1 Bergen, Hudson, Passaic and Sussex	Median	\$60,271	\$64,576	\$68,882	\$77,492	\$86,102	\$89,546	\$92,990	\$99,878	\$106,766	\$113,655	1.7%	1.99%	\$166,493
	Moderate	\$48,217	\$51,661	\$55,105	\$61,993	\$68,882	\$71,637	\$74,392	\$79,903	\$85,413	\$90,924			
	Low	\$30,136	\$32,288	\$34,441	\$38,746	\$43,051	\$44,773	\$46,495	\$49,939	\$53,383	\$56,827			
	Very Low	\$18,081	\$19,373	\$20,664	\$23,248	\$25,831	\$26,864	\$27,897	\$29,963	\$32,030	\$34,096			
Region 2 Essex, Morris, Union and Warren	Median	\$65,953	\$70,663	\$75,374	\$84,796	\$94,218	\$97,987	\$101,755	\$109,293	\$116,830	\$124,368	1.7%	3.25%	\$180,756
	Moderate	\$52,762	\$56,531	\$60,299	\$67,837	\$75,374	\$78,389	\$81,404	\$87,434	\$93,464	\$99,494			
	Low	\$32,976	\$35,332	\$37,687	\$42,398	\$47,109	\$48,993	\$50,878	\$54,646	\$58,415	\$62,184			
	Very Low	\$19,786	\$21,199	\$22,612	\$25,439	\$28,265	\$29,396	\$30,527	\$32,788	\$35,049	\$37,310			
Region 3 Hunterdon, Middlesex and Somerset	Median	\$73,780	\$79,050	\$84,320	\$94,860	\$105,400	\$109,616	\$113,832	\$122,264	\$130,696	\$139,128	1.7%	0.38%	\$200,698
	Moderate	\$59,024	\$63,240	\$67,456	\$75,888	\$84,320	\$87,693	\$91,066	\$97,811	\$104,557	\$111,302			
	Low	\$36,890	\$39,525	\$42,160	\$47,430	\$52,700	\$54,808	\$56,916	\$61,132	\$65,348	\$69,564			
	Very Low	\$22,134	\$23,715	\$25,296	\$28,458	\$31,620	\$32,885	\$34,150	\$36,679	\$39,209	\$41,738			
Region 4 Mercer, Monmouth and Ocean	Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498	1.7%	1.53%	\$177,413
	Moderate	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599			
	Low	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249			
	Very Low	\$19,807	\$21,221	\$22,636	\$25,466	\$28,295	\$29,427	\$30,559	\$32,822	\$35,086	\$37,349			
Region 5 Burlington, Camden and Gloucester	Median	\$58,240	\$62,400	\$66,560	\$74,880	\$83,200	\$86,528	\$89,856	\$96,512	\$103,168	\$109,824	1.7%	2.09%	\$154,194
	Moderate	\$46,592	\$49,920	\$53,248	\$59,904	\$66,560	\$69,222	\$71,885	\$77,210	\$82,534	\$87,859			
	Low	\$29,120	\$31,200	\$33,280	\$37,440	\$41,600	\$43,264	\$44,928	\$48,256	\$51,584	\$54,912			
	Very Low	\$17,472	\$18,720	\$19,968	\$22,464	\$24,960	\$25,958	\$26,957	\$28,954	\$30,950	\$32,947			
Region 6 Atlantic, Cape May, Cumberland, and Salem	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332	1.7%	0.00%	\$136,680
	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066			
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166			
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.



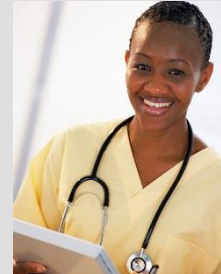
Customer Service
Representative



Crossing Guard



Child Care Provider



Health service
technician



Mechanic

Tables 2 and 3 provide illustrative sale prices and gross rents for 2017. The sample rents and sale prices are illustrative and are gross figures, which do not account for the specified utility allowances for rental units or for specific mortgage rates, taxes, etc. for sales units. As a note, rents have increased by a collective 3.4% in 2015 and 2016 and by 1.7% in 2017.

TABLE 2. ILLUSTRATIVE 2017 AFFORDABLE GROSS RENTS FOR REGION 3

Household Income Levels (% of Median Income)	1-Bedroom Unit Rent	2-Bedroom Unit Rent	3-Bedroom Unit Rent
Moderate	\$1,185	\$1,422	\$1,644
Low	\$988	\$1,185	\$1,370
Very Low	\$592	\$711	\$822

Source: Exhibit A: 2017 Income Limits included within the Court-approved Settlement Agreement between the Township of Montgomery and Fair Share Housing Center.

TABLE 3. ILLUSTRATIVE 2017 AFFORDABLE SALES PRICES FOR REGION 3

Household Income Levels (% of Median Income)	1 Bedroom Unit Price	2 Bedroom Unit Price	3 Bedroom Unit Price
Moderate	\$142,000	\$170,400	\$196,907
Low	\$93,797	\$112,556	\$130,065
Very Low	\$45,438	\$54,712	\$63,223

Source: NJDCA 2014 Illustrative Sales Prices for New Construction; Exhibit A: 2017 Income Limits included within the Court-approved Settlement Agreement between the Township of Montgomery and Fair Share Housing Center.

Goals of Montgomery's Fair Share Plan

Protect against a **"builder's remedy" lawsuit** which will negate the ability of the Township to determine what is in its best interests.

Provide most of the affordable housing in locations which are in **proximity to job opportunities and existing public transit services**, primarily along the Route 206 corridor within Planning Areas 1, 2 & 3 as identified in the current State Development & Redevelopment Plan.

Provide affordable housing development in a manner that is **compatible with the existing development pattern** of the Township.

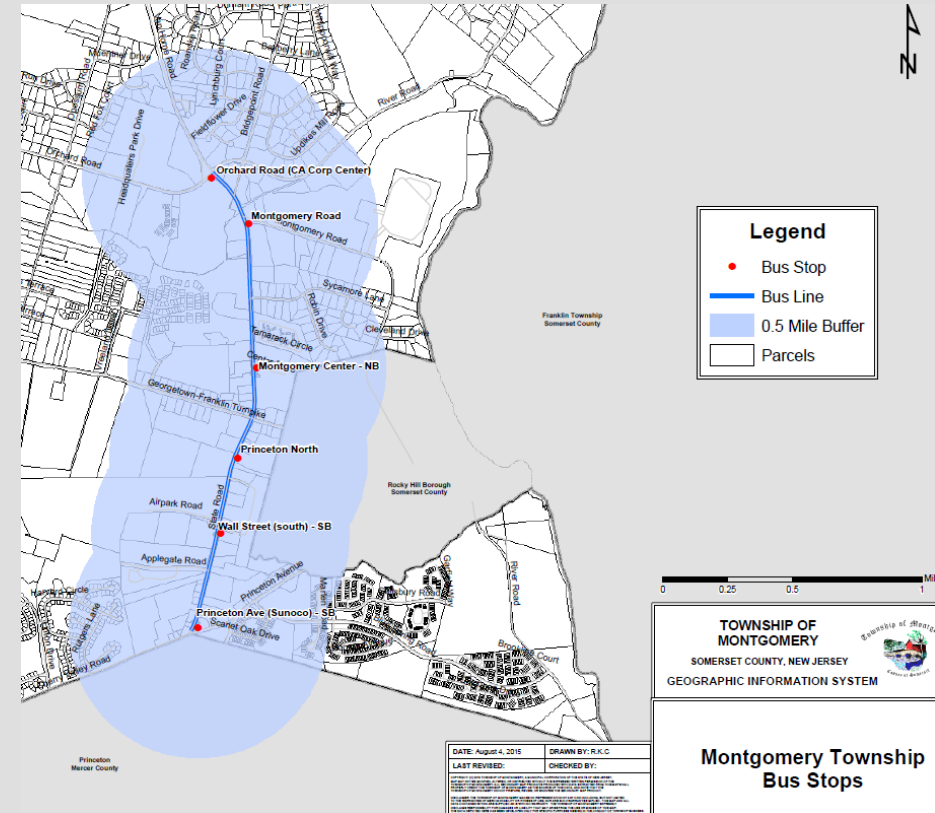
Be a plan that promotes **smart growth** and **context sensitive design** while providing the required affordable housing units.

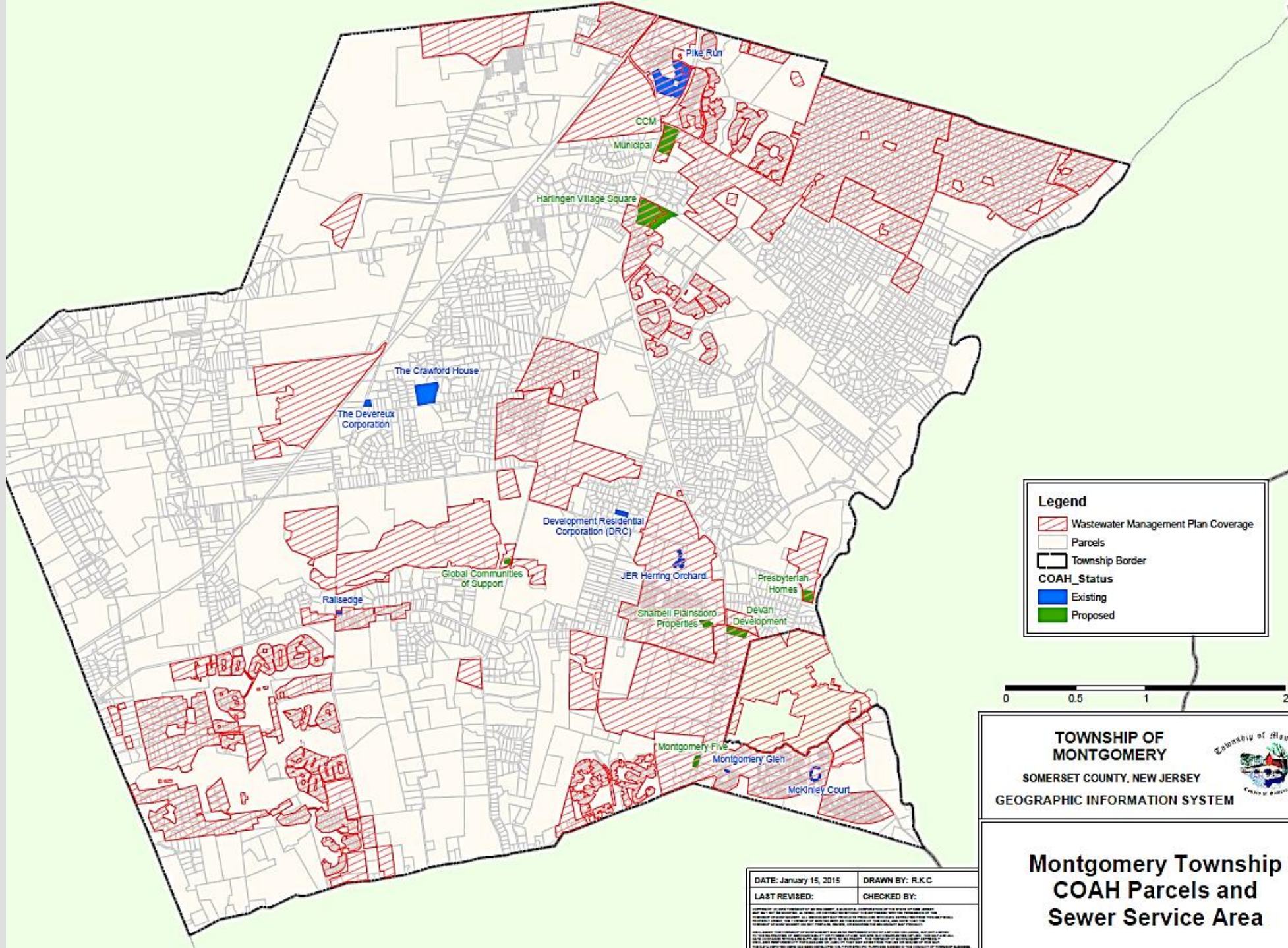
Be a plan that promotes the **redevelopment of existing infill properties** or existing developments in need of renovation.

Be a plan which **safeguards the quality of life** and other interests of the citizens of Montgomery Township.

plansmart nj
betterland use
betterlives

“Directing growth away from sprawl patterns of development and toward existing and new compact, mixed-use centers in priority transit corridors, will build growth capacity, increase property value and reduce the growth in traffic congestion.”





Redevelopment in the Rocky Hill Node

Devan Inclusionary Site

- ❑ 1377 Route 206
- ❑ Former Warehouse/Office/Manufacturing Site
- ❑ Brownfield Site – Remediation Nearly Complete
- ❑ Along the NJ Transit 605 Bus Line
- ❑ Within Walking Distance of Shopping and Jobs
- ❑ Complete the Missing Link Sidewalk on Route 206
- ❑ 60 Unit Inclusionary Rental Apartment Complex known as “Devan”
- ❑ Projected Date 2025



SITE/BUILDING DATA	
TOTAL SITE AREA:	5.067 ACRES
RESIDENTIAL:	
• CO-OP UNITS:	30 UNITS
• 1 BR:	10 UNITS
• 2 BR:	8 UNITS
• 3 BR:	12 UNITS
TOTAL CO-OP UNITS:	30 UNITS
• MARKET RATE UNITS:	30 UNITS
• 1 BR:	10 UNITS
• 2 BR:	8 UNITS
• 3 BR:	12 UNITS
TOTAL MARKET RATE UNITS:	30 UNITS
TOTAL OF UNITS:	60 UNITS
PARKING:	
• RESIDENTIAL:	
• REQUIRED FOR CO-OP UNITS:	60 SPACES
• REQUIRED FOR MARKET RATE UNITS:	60 SPACES
TOTAL PARKING REQUIRED:	120 SPACES
TOTAL PARKING PROVIDED:	120 SPACES



Future Residential Projects (through 2025)

Trap Rock – Inclusionary Housing Development – Last privately owned vacant land in the APT/TH zone

Devan & Harlingen – Inclusionary Housing Developments



Dunkin Donuts

- ☐ Property was previously a Texaco Gas Station
- ☐ Underground tanks removed and property has a No Further Action letter from NJDEP
- ☐ Applied to Zoning Board of Adjustment because the Applicant did not meet all of the conditions of a Conditional Use for a restaurant with drive through in the Highway Commercial zone
- ☐ Proposal is a 1,880 sf Dunkin Donuts with drive through
- ☐ Received local land use approval from ZBA in 2015
- ☐ Conditioned on receiving all outside agency approvals
- ☐ Have not yet received approval from NJDOT
- ☐ Weeds & Tall Grass regulated by local Fire and Board of Health Codes



Redevelopment in the Rocky Hill Node

Goddard School

Route 518 & Vreeland Drive

Prior use was single family home; zoned Commercial REO



Baker Dealership

Route 206 & Airpark Road

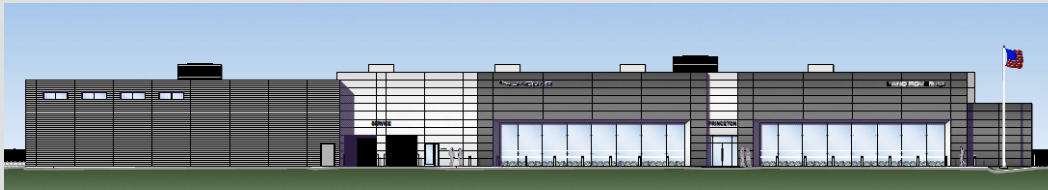
Portion of the Airport property; prior approval for medical office building; zoned Commercial REO



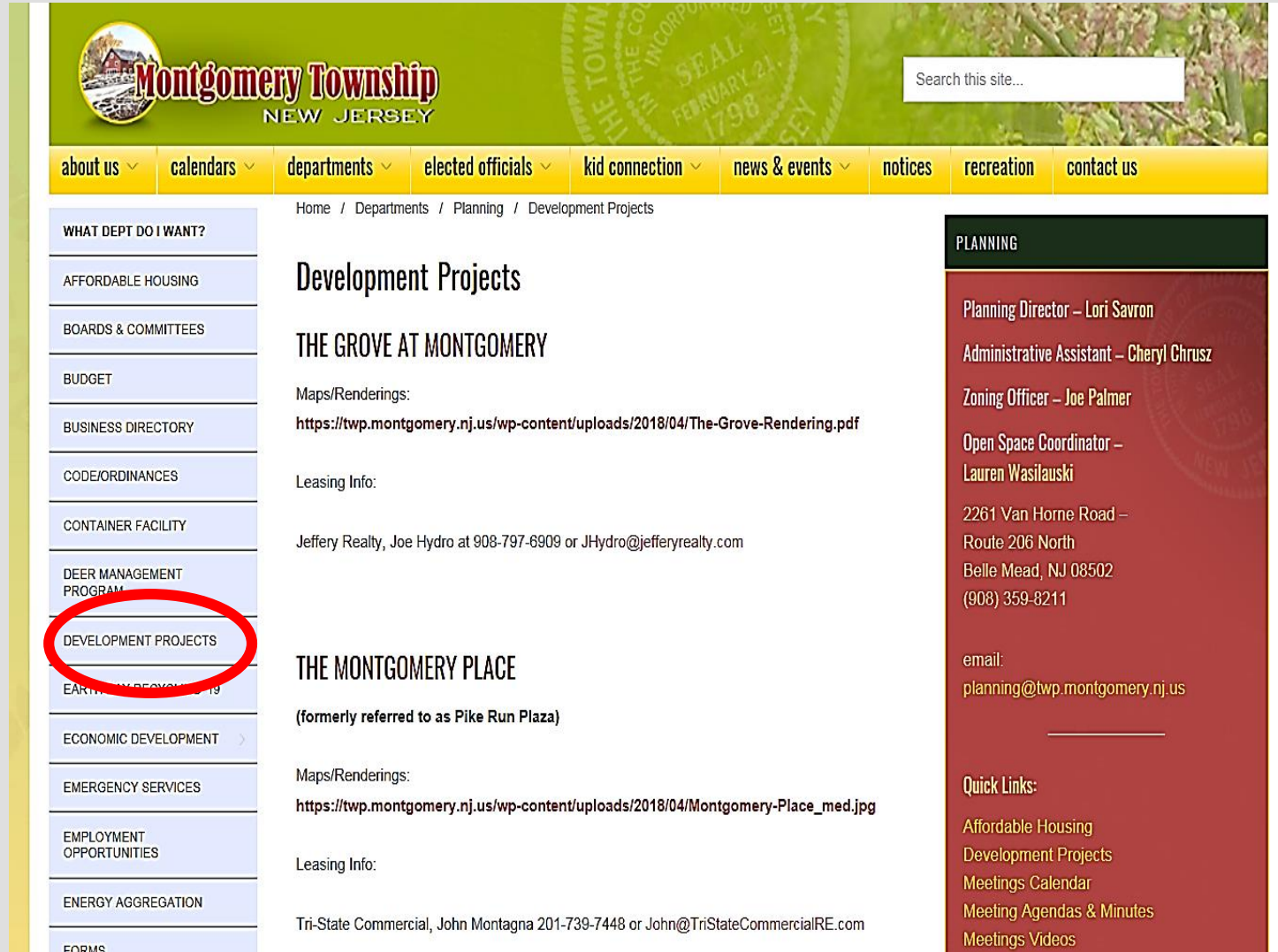
Land Rover/Jaguar

Route 206

Prior use was multiple single family homes converted to businesses; zoned Commercial HC



Information on development is available on the Township Website



The screenshot displays the Montgomery Township New Jersey website. The header features the township logo, a search bar, and a navigation menu with links to about us, calendars, departments, elected officials, kid connection, news & events, notices, recreation, and contact us. A left sidebar lists various services, with 'DEVELOPMENT PROJECTS' highlighted by a red circle. The main content area is titled 'Development Projects' and includes a breadcrumb trail: Home / Departments / Planning / Development Projects. It features two project listings: 'THE GROVE AT MONTGOMERY' and 'THE MONTGOMERY PLACE' (formerly referred to as Pike Run Plaza). Each listing provides links to maps/renderings and leasing information. The right sidebar, under the 'PLANNING' heading, lists key personnel (Planning Director, Administrative Assistant, Zoning Officer, Open Space Coordinator) and their contact details, followed by a 'Quick Links' section with links to Affordable Housing, Development Projects, Meetings Calendar, Meeting Agendas & Minutes, and Meetings Videos.

Montgomery Township
NEW JERSEY

Search this site...

about us | calendars | departments | elected officials | kid connection | news & events | notices | recreation | contact us

Home / Departments / Planning / Development Projects

WHAT DEPT DO I WANT?

- AFFORDABLE HOUSING
- BOARDS & COMMITTEES
- BUDGET
- BUSINESS DIRECTORY
- CODE/ORDINANCES
- CONTAINER FACILITY
- DEER MANAGEMENT PROGRAM
- DEVELOPMENT PROJECTS**
- EARTH AND RECYCLING
- ECONOMIC DEVELOPMENT
- EMERGENCY SERVICES
- EMPLOYMENT OPPORTUNITIES
- ENERGY AGGREGATION
- FORMS

Development Projects

THE GROVE AT MONTGOMERY

Maps/Renderings:
<https://twp.montgomery.nj.us/wp-content/uploads/2018/04/The-Grove-Rendering.pdf>

Leasing Info:
Jeffery Realty, Joe Hydro at 908-797-6909 or JHydro@jefferyrealty.com

THE MONTGOMERY PLACE
(formerly referred to as Pike Run Plaza)

Maps/Renderings:
https://twp.montgomery.nj.us/wp-content/uploads/2018/04/Montgomery-Place_med.jpg

Leasing Info:
Tri-State Commercial, John Montagna 201-739-7448 or John@TriStateCommercialRE.com

PLANNING

Planning Director – Lori Savron
Administrative Assistant – Cheryl Chrusz
Zoning Officer – Joe Palmer
Open Space Coordinator – Lauren Wasilauski

2261 Van Horne Road –
Route 206 North
Belle Mead, NJ 08502
(908) 359-8211

email:
planning@twp.montgomery.nj.us

Quick Links:

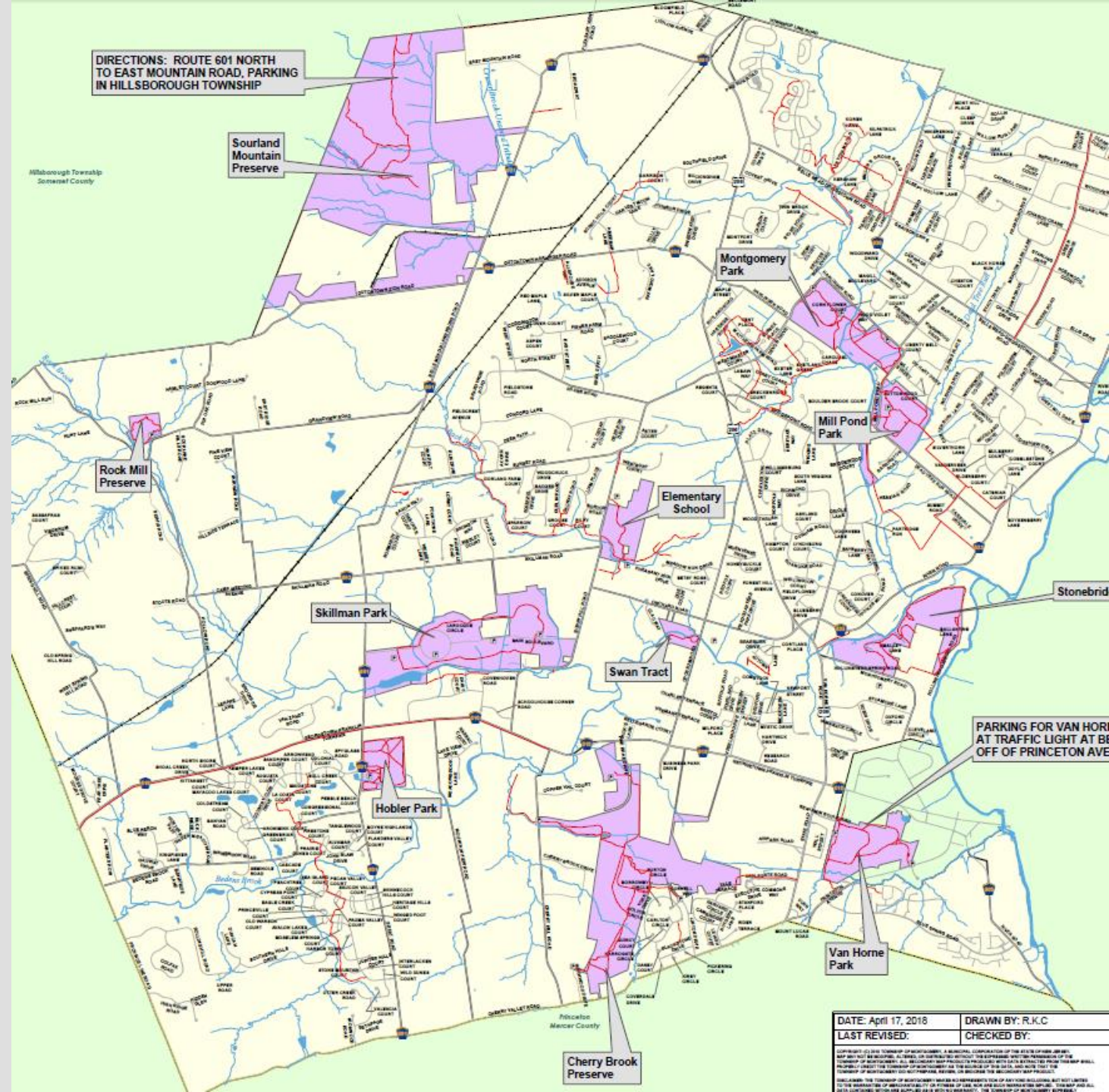
- Affordable Housing
- Development Projects
- Meetings Calendar
- Meeting Agendas & Minutes
- Meetings Videos

2019 Planning Efforts

- ❑ Ongoing Efforts for a Walkable & Bikeable Community
- ❑ Redevelopment of the Four Corners

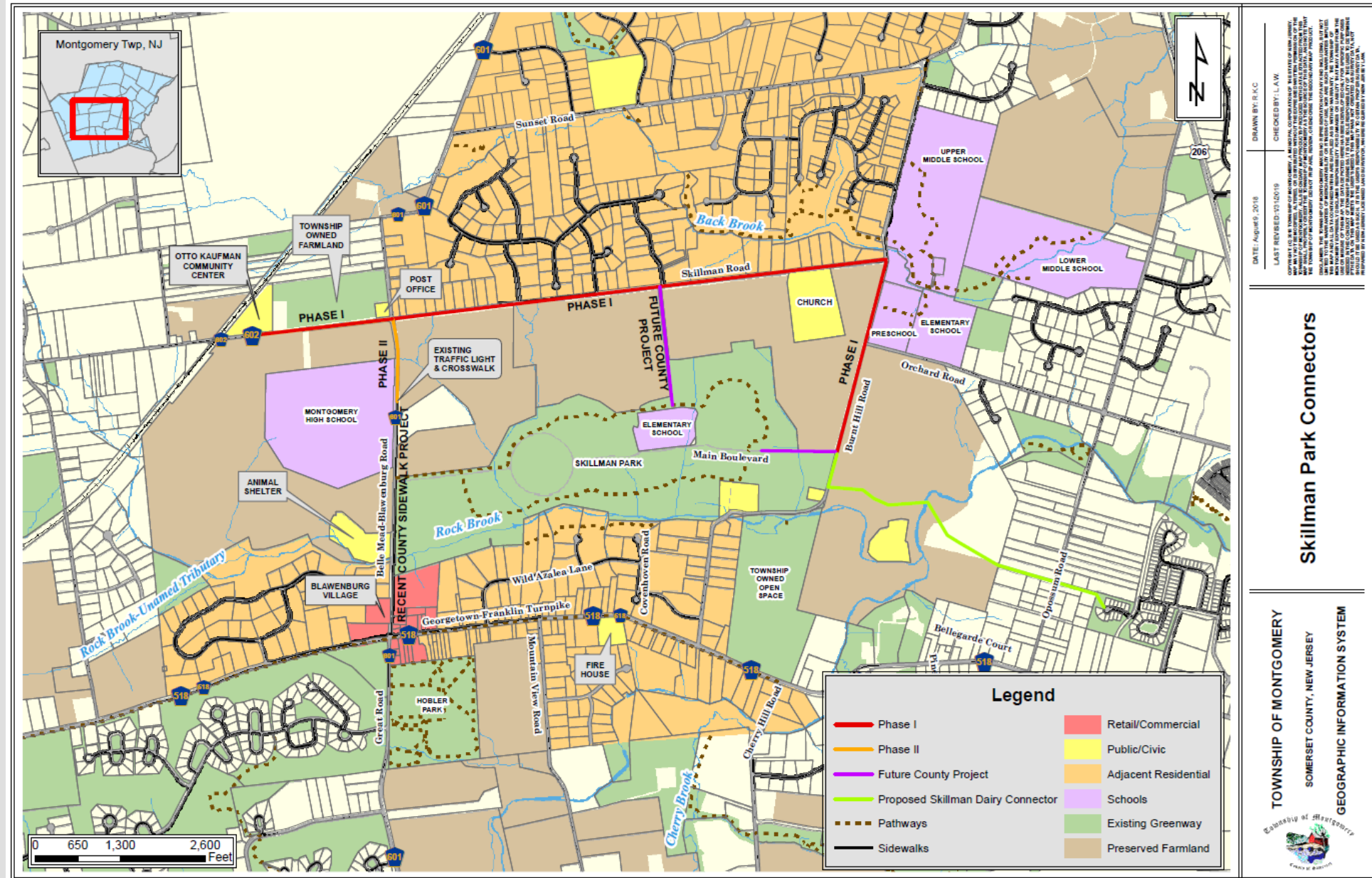
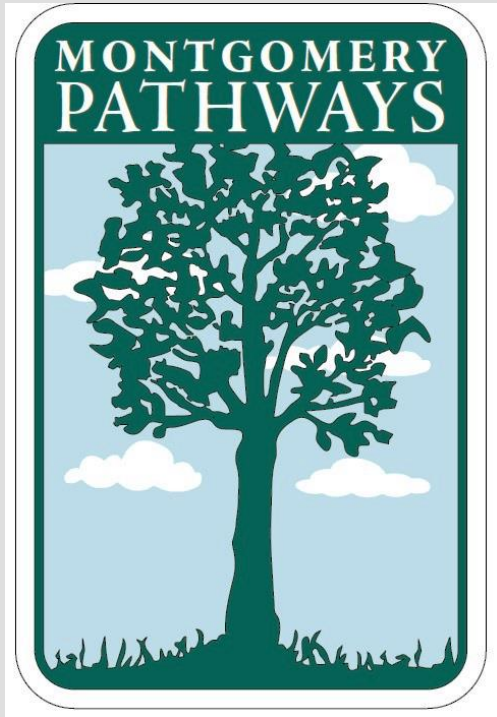


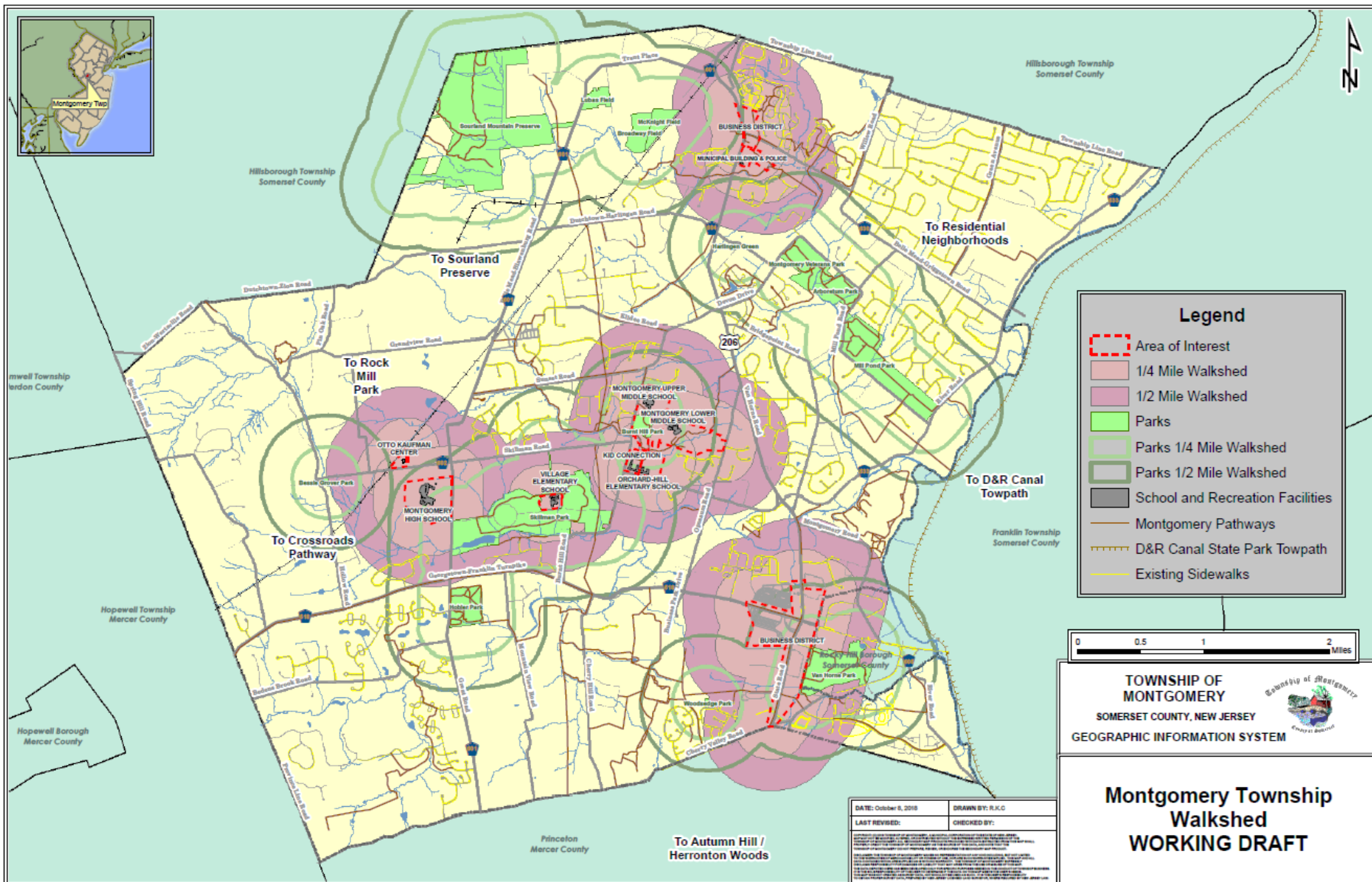
- ❑ Montgomery is a great place to take a walk, hike or bike. We have an extensive pathways system throughout the Township, many of these off-road pathway areas are connected.
- ❑ Complimented by a successful land preservation strategy.
- ❑ This planned network of multi-use pathways is designed to link the schools, parks, farmland, historic sites and districts, and residential neighborhoods along scenic stream corridors and preserved uplands.
- ❑ It is also ultimately intended to link our community to the great regional greenway resources of the Sourland Mountain Preserve and the Delaware and Raritan Canal Park



Increasing Pedestrian & Bicycling Opportunities

An investment in the health and wellness of the community.







Municipal Volunteer Opportunities

STATUTORY BOARDS	AD HOC COMMITTEES
Agricultural Advisory Committee	Budget and Finance Advisory Committee
Airport Advisory Committee	Communications Committee
Construction Board of Appeals	Transportation Advisory Committee
Economic Development Commission	Wastewater Management Plan Committee
Efficiency Incentive Committee	Wildlife Management Committee
Emergency Management	
Emergency Services Coordinating Committee	
Emergency Planning Council, Local	
Environmental Commission	
Fire Prevention, Board of	
Health, Board of	
Improvement Assessors, Board of	
Joint Insurance Fund	
Landmarks Commission	
License Appeals Board	
Municipal Alliance	
Open Space Committee	
Planning Board	
P.L.A.Y.	
Recreation Committee	
Sewer Committee	
Shade Tree Committee	
Stormwater Pollution Prevention Team	
Township Committee (Governing Body)	
Veterans Memorial Committee	
Zoning Board of Adjustment	

Consider volunteering!

We are always seeking citizens for appointment to serve for one year or more. Montgomery residents serve on many of the Township's over 30 committees. Most meetings are held in the evening once a month.

Applying is easy. If you would like to be considered, visit the Township website (Under "Elected Officials") and fill out a [Municipal Volunteer Form](#) – it's a simple one page form, also available in the Township Clerks Office (clerk@montgomery.nj.us or 908- 359-8211.)

To be considered, you do not need to have expertise in the particular committee's area, you just need to be a resident who cares about Montgomery!



Home Safety & Repair Program

What is the Home Safety & Repair Program?

The Home Safety & Repair Program serves the community by bringing together volunteers to perform critical home repairs or safety modifications so that local individuals and families are able to continue to live independently, safely and comfortably in their homes. This program typically serves low-income homeowners including veterans, people with disabilities, and seniors. Some examples of our projects include:

- Leaky roof repair.
- Winterization projects.
- Exterior door repairs.
- Critical repair projects.
- Hand rail installation.
- Installation of lever grips.
- Widened doorways and more.



Who Does This Program Serve?

The Home Safety and Repair Program serves:

- An individual or family that is living in an unsafe or unhealthy environment or is in need of a home adaptation to continue to live safely and independently in their home.
- An individual or family that can demonstrate financial need.
- An individual or family that resides in a home in Somerset or Hunterdon County.

Ramps

Ramps create safer and easier access to homes. In addition to serving people with disabilities, they can be crucial for senior home safety so that in the case of emergency the elderly are able to exit the home quickly and safely. Each ramp that Raritan Valley Habitat for Humanity builds is customized to the location where it is installed.



Materials for the Project

Donated materials and funds will be used whenever possible to help offset project material costs, which are the responsibility of the homeowner. USDA grants or loans are available in some areas. Once the project has been assessed and agreed upon, Raritan Valley Habitat for Humanity will procure all materials.

How Do I Get Started?

To get started email Raritan Valley Habitat for Humanity at homerepair@rvhabitat.org or call (908) 704-0016 ext. 12. Give us your name, contact information and a brief description of your need. A volunteer will then contact you to tell you more about this program and gather additional information about your project needs.

Questions?

CONTACT INFORMATION: Office hours 8 a.m. – 4:30 p.m. (M-F)

Main Number: 908-359-8211

Lori Savron, PP, AICP, Planning Director ext. 206

Joseph Palmer, Zoning Officer ext. 283

Chery Chrusz, Applications Coordinator ext. 236

Gail Smith, Township Engineer ext. 296

Donato Nieman, Township Administrator ext. 210

Website: www.twp.Montgomery.nj.us

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- Nixel Alerts
- Facebook Page
- Twitter

Farmers Market Open Now!



Fireworks on 6/27



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