

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
AUGUST 18, 2014**

Vice Chairman Matthews called the meeting to order at 7:52 p.m. and read the opening statement that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Vice Chairman Matthews; Mr. DeRochi; Mr. Sarle; Mayor Smith; Mr. Mani, Alternate #2

ALSO PRESENT: Mr. Linnus, Board Attorney; Ms. Coppola, Board Planner; Ms. Savron, Secretary

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT

There was no public comment.

III. RESOLUTIONS

Case PB-05-14 Applicant: Belvedere Homes, LLC
Block 6001 Lot 32
Final Major Subdivision

A motion to memorialize the resolution was made by Mr. Sarle, which was seconded by Mayor Smith. This carried on the following roll call:

Ayes: Mani, Matthews, Sarle and Smith

Nays: None

Amendment to Land Use Element of the Master Plan

A motion to memorialize the resolution was made by Mayor Smith, which was seconded by Mr. Sarle. This was carried on the following roll call vote:

Ayes: Matthews, Sarle and Smith

Nays: None

Mr. Mani stepped down

IV. ORDINANCE RECOMMENDATION

Ordinance No. 14-1477

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVI, "LAND DEVELOPMENT", OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984) COUNTY OF SOMERSET, STATE OF NEW JERSEY AND SPECIFICALLY SECTION 16-3.1 REGARDING "ZONING DISTRICTS", SUBSECTION 16-3.3a. REGARDING "ZONING MAP", A NEW SUBSECTION 16-4.15, ENTITLED "BELLE MEAD PLANNED UNIT DEVELOPMENT", AND A NEW SUBSECTION 16-8.7, ENTITLED "REQUIRED SUBMISSION OF A GENERAL DEVELOPMENT PLAN FOR THE BELLE MEAD PLANNED UNIT DEVELOPMENT"

Attorney Linnus noted that on July 21, 2014 the Board adopted an amendment to the Land Use Element of the Township Master Plan. Ms. Coppola noted that the Land Use Element amendment included these ordinances as an addendum. The ordinance introduced by the Township Committee has the same form except for two minor changes but they are not substantive. The Board found the ordinance consistent with the Master Plan.

A motion to recommend the ordinance was made by Mayor Smith, which was seconded by Mr. Sarle. This was carried on the following roll call vote:

Ayes: DeRochi, Matthews, Sarle and Smith

Nays: None

V. CLOSED SESSION

Attorney Linnus read the resolution to close the meeting to the public to discuss the Kosinski vs. Planning Board, 601 Corridor, LLC and Lanwin Development Corp litigation.

A motion to go into closed session was made by Mayor Smith, which was seconded by Mr. Sarle. This was carried on the following roll call vote:

Ayes: DeRochi, Matthews, Sarle, Smith and Mani

Nays: None

A motion to reopen the meeting was made by Mayor Smith, which was seconded by Mr. Sarle. This was carried on the following roll call vote:

Ayes: DeRochi, Matthews, Sarle, Smith and Mani

Nays: None

VI. AUTHORIZATION FOR FRANCIS LINNUS TO REPRESENT THE PLANNING BOARD IN THE KOSINSKI LITIGATION

A motion to have Attorney Linnus represent the Board was made by Mayor Smith, which was seconded by Mr. Sarle. This was carried on the following roll call vote:

Ayes: DeRochi, Matthews, Sarle, Smith and Mani

Nays: None

VII. MINUTES

July 21, 2014 – Regular Meeting

A motion to approve the minutes was made by Mayor Smith, which was seconded by mr. Sarle. This was carried on the following roll call vote:

Ayes: Matthews, Sarle, Smith and Mani

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.