

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REORGANIZATION AND REGULAR MEETING  
JANUARY 13, 2014**

**MINUTES**

Ms. Savron called the meeting to order at 7:30 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:** Mr. Conforti; Ms. Davis; Mr. DeRochi; Ms. Dyer; Mr. Matthews; Mayor Smith; Mr. Trzaska; Mr. Wilson; Mr. Glockler, Alternate No. 1; Mr. Mani, Alternate No. 2; Mr. Cheskis, Advisor

**ALSO PRESENT:** Francis P. Linnus; Mr. Cline; Ms. Coppola; Ms. Savron

**I. SWEARING IN OF NEW MEMBERS**

Mr. Linnus swore in Mr. Mani, Mr. Wilson, Mr. DeRochi, Mr. Trzaska, Mayor Smith, Mr. Matthews and Mr. Cheskis.

**II. REORGANIZATION**

**A. Election of Officers**

**1. Call for Nominations for Chairman**

A nomination of Mr. Conforti was made by Mr. Wilson which was seconded by Ms. Davis.

There being no further nominations, a motion to close nominations was made by Mr. DeRochi, which was seconded by Mr. Trzaska. This carried on the following voice call vote: Ayes (9) Nays (0)

The following roll call vote was taken for Mr. Conforti as Chairman:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**2. Call for Nominations for Vice Chairman**

The nomination of Mr. Matthews was made by Mr. Trzaska, which was seconded by Ms. Davis.

There being no further nominations, a motion to close nominations was made by Mr. Wilson, which was seconded by Mr. DeRochi. This carried on the following voice call vote: Ayes (9) Nays (0)

The following roll call vote was taken for Mr. Matthews as Vice Chairman:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**3. Call for Nominations for Secretary**

The nomination of Mr. Wilson was made by Mayor Smith, which was seconded by Mr. Trzaska.

There being no further nominations, Ms. Davis made a motion to close the nominations which was seconded by Ms. Dyer. This carried on the following voice call vote: Ayes (9) Nays (0)

The following roll call was taken for Mr. Wilson as Secretary:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**C. Appointment of Recording Secretary**

The nomination of Ms. Savron as Recording Secretary was made by Ms. Davis, which was seconded by Mr. Glockler. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**C. Meeting Schedule**

**1. PLANNING BOARD MEETINGS**

**BE IT RESOLVED** by the Planning Board of the Township of Montgomery the regular monthly meetings of the Board will be held on the following dates in 2014 at 7:30 p.m. in the Municipal Building located at 2261 Van Horne Road (Route 206), Belle Mead, New Jersey. Special work sessions scheduled periodically will be noticed as required upon scheduling. Formal action may be taken. All interested persons may attend and be heard. The following notice shall be mailed to the officially designated newspapers.

|             |                |                  |
|-------------|----------------|------------------|
| February 3  | July 7, 21     | December 1, 15   |
| March 3, 17 | August 4, 18   | January 12, 2015 |
| April 7, 21 | September 15   |                  |
| May 5, 19   | October 6, 20  |                  |
| June 2, 16  | November 3, 17 |                  |

A motion to adopt the Planning Board meeting schedule was made by Mr. Trzaska, which was seconded by Ms. Davis. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**2. SITE PLAN/SUBDIVISION COMMITTEE MEETINGS**

**BE IT RESOLVED** by the Planning Board of the Township of Montgomery that the Site Plan/Subdivision Committee regular monthly meetings will be held on the following dates in 2014 at 7:30 p.m. in the Municipal Building located at 2261 Van Horne Road (Route 206), Belle Mead, New Jersey. Special work sessions scheduled periodically will be noticed as required upon scheduling. The following notice shall be mailed to the officially designated newspapers. All interested persons may attend those portions of the meeting that the applicant is being heard.

|             |                 |
|-------------|-----------------|
| February 10 | August 11       |
| March 10    | September 8     |
| April 14    | October 13      |
| May 12      | November 10     |
| June 9      | December 8      |
| July 14     | January 5, 2015 |

A motion to adopt the Site Plan/Subdivision Committee meeting schedule was made by Mr. Wilson, which was seconded by Ms. Davis. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**D. Designation of the Official Newspaper**

The official newspapers for legal municipal advertising and notice shall be the Courier News. All legal notices to be published must appear in an official newspaper as stipulated by the NJ-MLUL.

A motion to designate the official newspaper was made by Mr. Trzaska, which was seconded by Vice Chairman Matthews. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**E. Appointment of Subcommittees**

**1. Site Plan/Subdivision Committee**

**Member 1:** Mr. Conforti

**Member 2:** Mr. Matthews

**Member 3:** Mayor Smith

**Member 4:** Mr. Trzaska

**2. Master Plan/Land Development Ordinance Update Committee**

**Member 1:** Mr. Conforti

**Member 2:** Mr. DeRochi

**Member 3:** Mayor Smith

**Member 4:** Mr. Trzaska

**Member 5:** Mr. Cheskis

**3. Planning Board Liaison to Traffic Advisory Committee**

**Member 1:** Mr. Trzaska

**4. Planning Board Liaison to Economic Development Commission**

**Member 1:** Mr. Conforti

**Member 2:** Ms. Davis

**F. NJ Federation of Planning Officials - Renewal of Membership**

Combination Membership - Planning Board Membership – \$180.00

A motion to renew the NJPO membership was made by Mr. Wilson, which was seconded by Mr. Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

**G. Appointment of Professional Services under the “Local Unit Pay-to-Play Law”**

Chairman Conforti read the resolution to appoint the following professional staff:

- 1. Appointment of Legal Counsel – Francis P. Linnus**
- 2. Appointment of Board Planner – Coppola and Coppola Associates**
- 3. Appointment of Traffic Engineer – McDonough and Rea Associates**
- 4. Appointment of Landscape Architect – Richard Bartolone**
- 5. Appointment of Board Engineer – Remington Vernick & Vena Engineers, Inc.**

A motion to appoint the professional staff was made by Vice Chairman Matthews, which was seconded by Mr. Wilson. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

Mr. Linnus swore in Mr. Cline and Ms. Coppola for the year.

**III. PUBLIC PARTICIPATION**

There was no public participation.

**IV. APPLICATION CONTINUATION**

**Case PB-08-09**                      **Applicant: 601 Corridor, LLC/Lanwin Development Corp.**  
 Block 34001 Lots 14, 15, 22 & 30  
 Preliminary Major Subdivision With Variances  
 Expiration Date – 2/28/14  
 Affidavit of Notification and Publication Previously Found to Be In Order

The above application was continued to the February 3, 2014 Planning Board meeting. No further notice is required.

**V. APPLICATION**

**Case PB-04-13**                      **Applicant: Country Classics at Montgomery, LLC**  
 Block 6001 Lot 5  
 Export Soil from Country Classics at Fox Brook

Richard Schatzman, Esquire represented the applicant.

Todd Van Cleef, 295 Douglas Road, was sworn in. Mr. Van Cleef testified that he is seeking approval to export surplus fill from the project off Montfort Drive to his project in Hillsborough off Amsterdam Drive. All approvals and testing have been obtained for Hillsborough to accept the fill. He will be exporting approximately 15,000 cubic yards. It will be an ongoing process; most of the fill is coming from the excavation of the two onsite detention basins. The hauling will not conflict with the school bus schedules. The route will be Montfort Drive to Route 206N to Hillsborough Road to Amsterdam Drive. There will be a maximum of 10 trucks at any one time. The contractor has a street sweeper which will be available. There will be about two weeks of hauling for each basin. The soil has been tested and the results have been supplied to Hillsborough.

Mr. Cline testified there is a soil erosion permit with a requirement for a stone tracking pad to minimize the tracking of dirt onto the streets. He read some of the conditions in the soil hauling permit application into the record.

Chairman Conforti opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mr. Trzaska, which was seconded by Ms. Dyer. This was carried on the following voice call vote: Ayes (9) Nays (0) Abstentions (0)

A motion to approve the application subject to the conditions was made by Ms. Davis, which was seconded by Mr. Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Glockler, Matthews, Smith, Trzaska and Wilson

Nays: None

## **VI. MINUTES**

### **December 16, 2013 – Regular Meeting**

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

Ayes: Matthews, Conforti, Davis, Dyer, Smith, Wilson, Glockler and DeRochi

Nays: None

Chairman Conforti thanked Mr. Some for the work he did as Chairman.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.