

# Status of Development in Montgomery Township

**October 5, 2023**

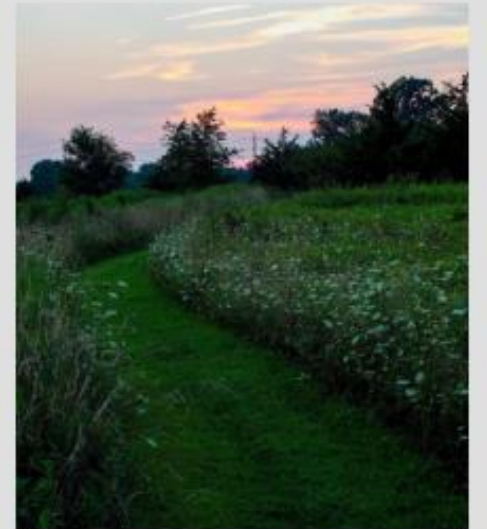
**Lori Savron, PP, AICP**

**Township Administrator / Planning Director**



# Montgomery's abundant treasures make this a special place to live.

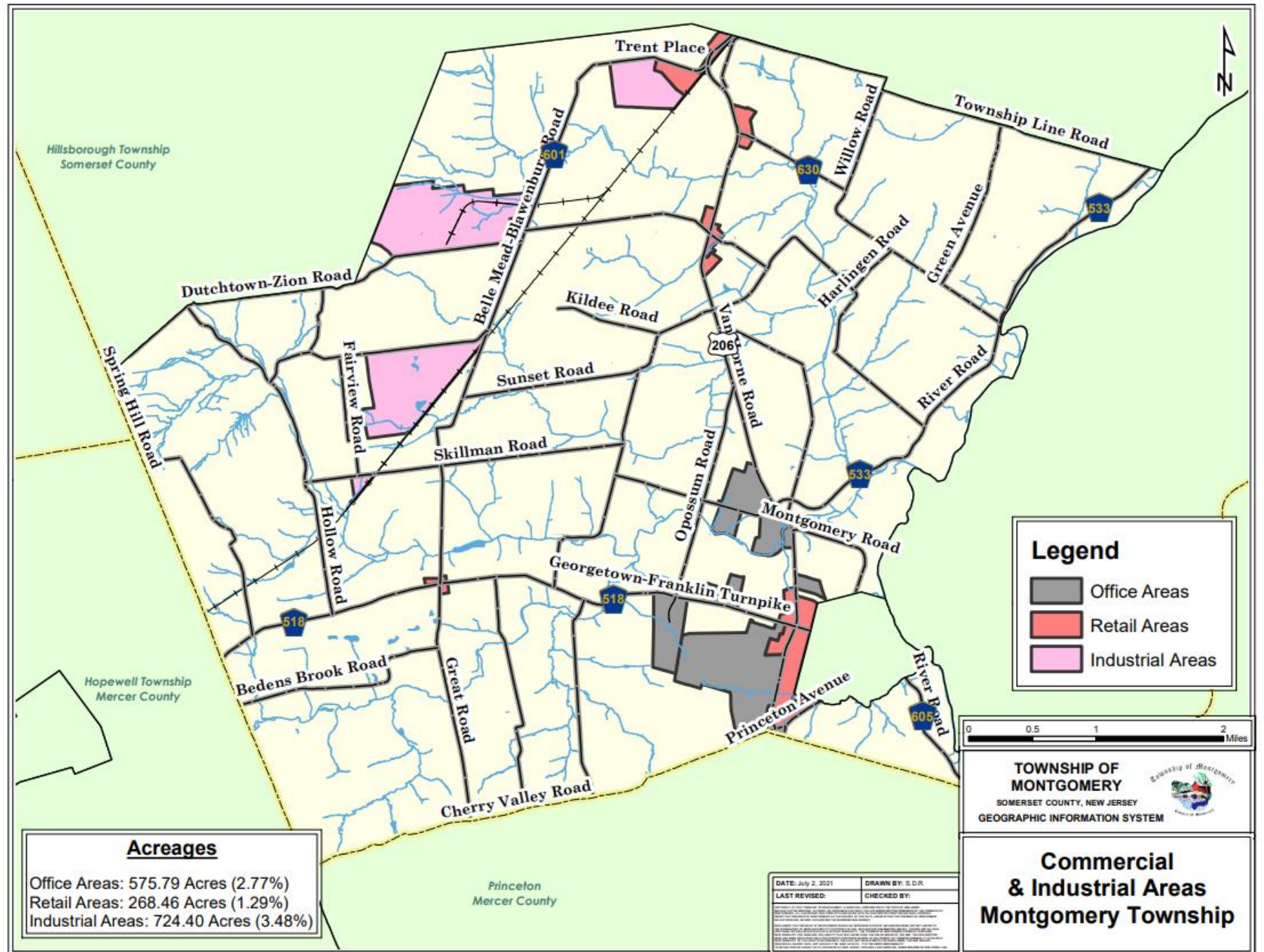
Plentiful parks, preserved farms and historic resources form the foundation of our vibrant community.





Montgomery is a predominantly residential community.

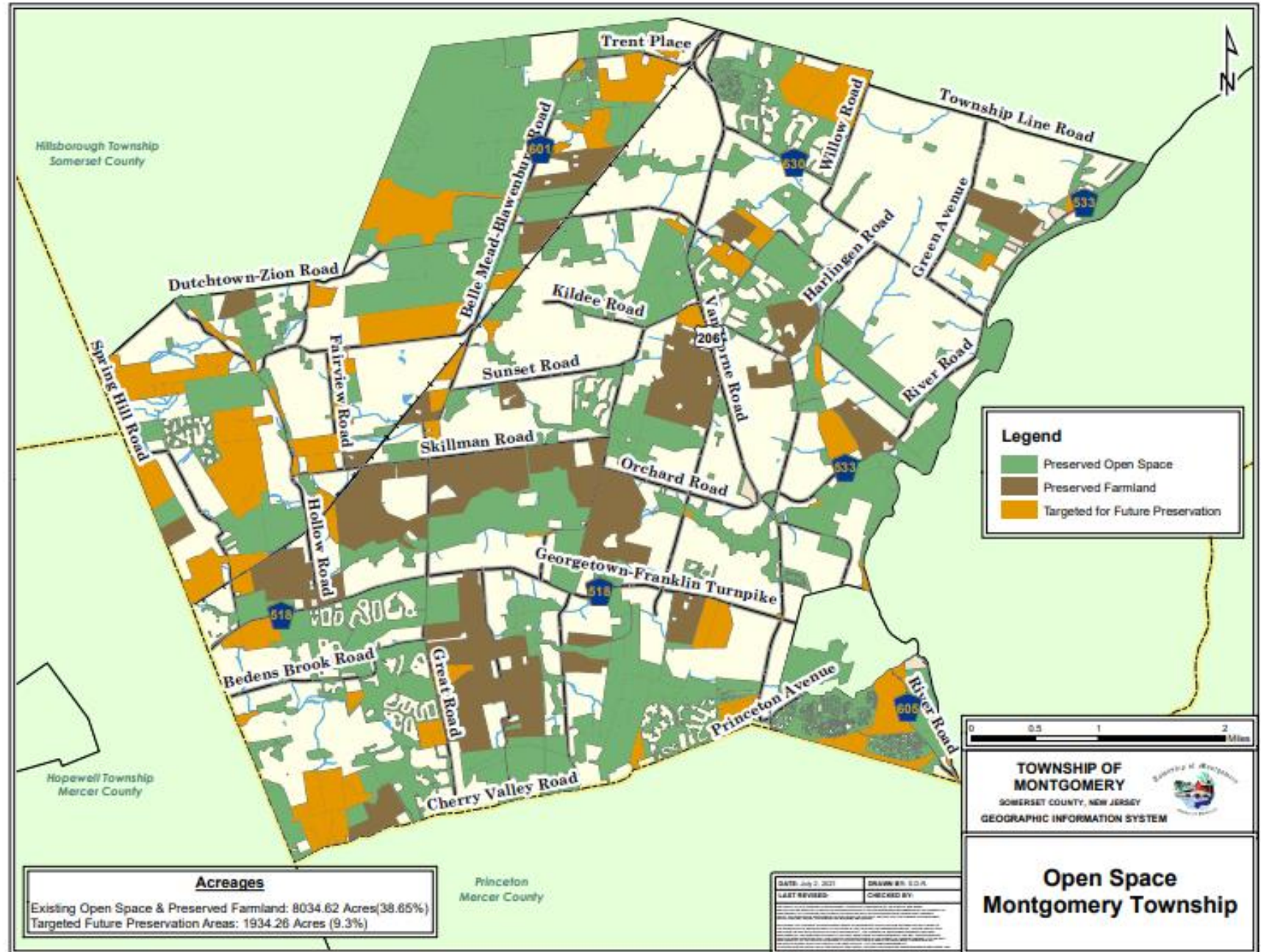
Limited areas are zoned for offices, retail and industrial (Kenvue – formerly Johnson & Johnson, Silvi Quarry, and undeveloped land near Reading Boulevard).



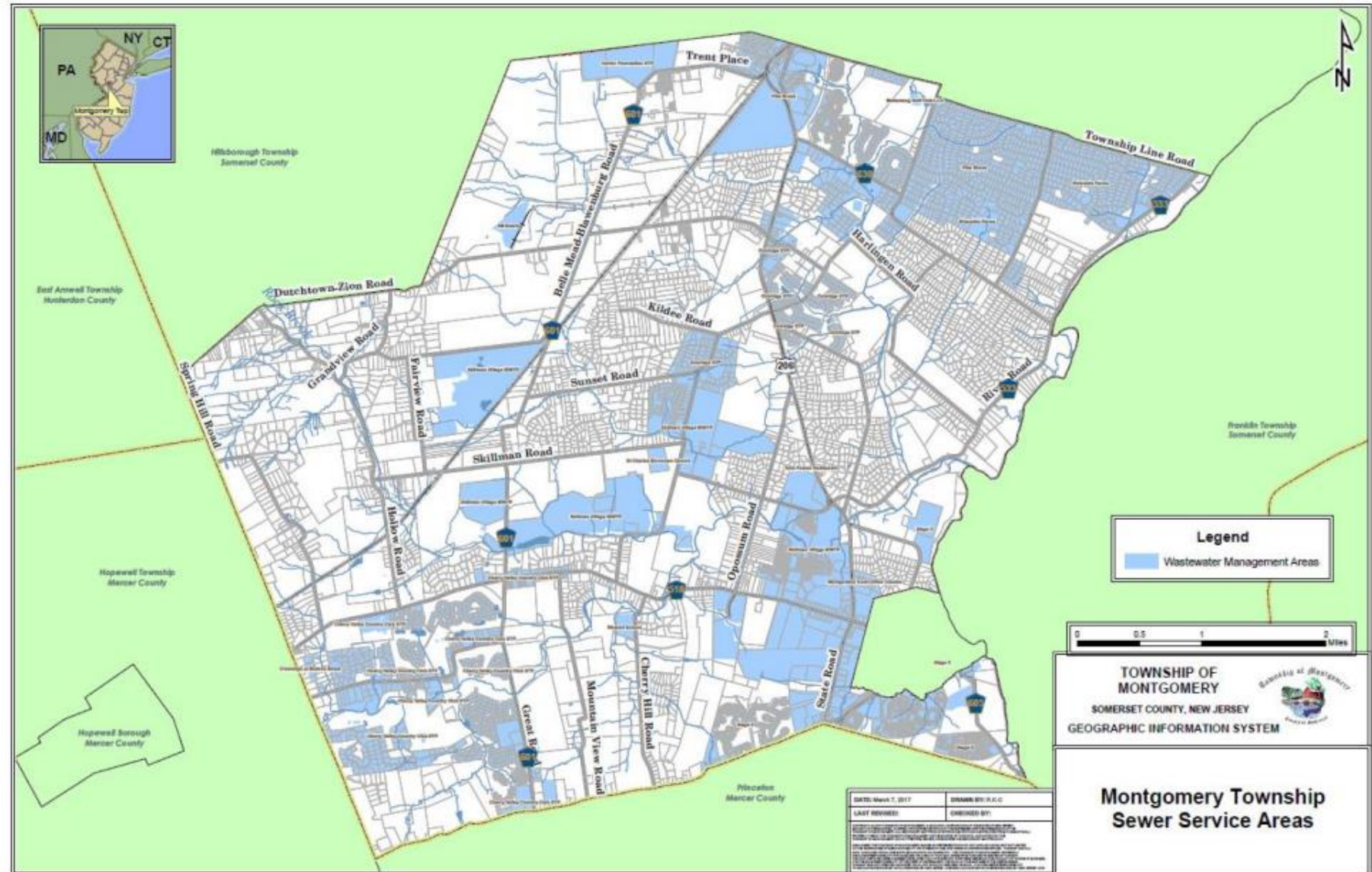


# Montgomery Prioritizes Open Space & Farmland Preservation.

39% of Montgomery Township is preserved open space and farmland. The Township remains committed to an aggressive land preservation program.



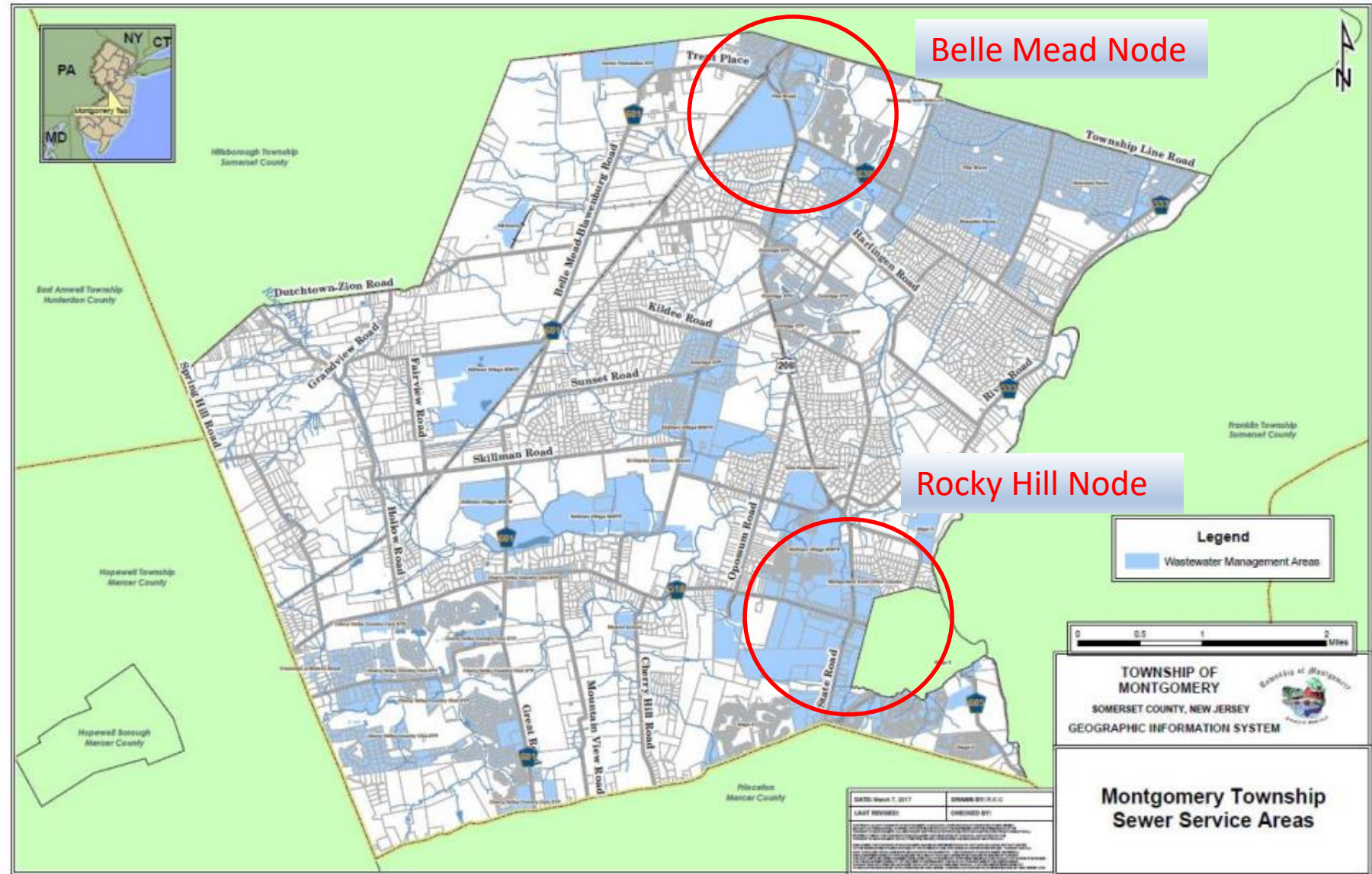
Most of  
Montgomery  
Township is not  
served by public  
sewer which was  
one growth  
management tool  
used to direct  
growth to areas  
with existing  
infrastructure.





# Long Established Nodal System in the Master Plan

Decades ago, Montgomery Township planned two nodes of development where nonresidential development to sustain the rural residential character along Route 206 and prevent the evolution of a strip commercial pattern along 206.





# Under Construction

*As of October 2023*

# *The Somerset at Montgomery* – Under Construction



## Project Details

- ❖ 92 market rate & 23 affordable apartments
- ❖ 1377 Route 206
- ❖ Formerly a 38,000 sf office/research (c. 1968)
- ❖ Access to public transit
- ❖ Helps Township Meet State Mandate for Affordable Housing

## Timeline

- ☐ Master Plan Housing Element Adopted (2008)
- ☐ Zoning Ordinance Enacted (2018)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2020)
- ☐ Site Remediation (2018-19)
- ☐ Under Construction (2022)
- ☐ Anticipated Completion (2024)



**Original Office Building**



# Montgomery Crossing – Under Construction



## Project Details

- ❖ 107 townhomes & 40 condominiums by Sharbell Development
- ❖ Village Drive
- ❖ Previously developed with 25,000 sf office for Kepner-Tregoe Consultants (c. 1976)
- ❖ Loop Roads to be Constructed by Developer to Alleviate Traffic Congestion
- ❖ Helps Township Meet State Mandate for Affordable Housing

## Timeline

- ☐ Master Plan Land Use Element Adopted (2017)
- ☐ Zoning Ordinance Enacted (2017)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2018)
- ☐ Under Construction (2022-23)
- ☐ Seeking Amendment to Reduce Units from 40 condominium units to 20 townhome units (Fall 2023)
- ☐ Anticipated Completion (2024)



**Original Office Building**





# Village Walk – Under Construction



## Details

- ❖ 54,000 sf
- ❖ 45 market rate & 11 affordable apartments by Pugliese Properties
- ❖ Route 206 Previously developed with 31,000 sf retail Village Shopper 1 & 2
- ❖ Loop Roads to be Constructed by Developer to Alleviate Traffic Congestion
- ❖ Helps Township Meet State Mandate for Affordable Housing

## Timeline

- ☐ Master Plan Land Use Element Adopted (2017)
- ☐ Zoning Ordinance Enacted (2017)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2018)
- ☐ Rephasing approved by Planning Board (2021)
- ☐ Phase 1 (Starbucks) Completed (2022)
- ☐ Brecknell Boulevard
- ☐ Phase 2 (Two Pad Sites)
- ☐ Village Drive
- ☐ Phase 3 (Mixed Use Building)



Original Village Shopper 1

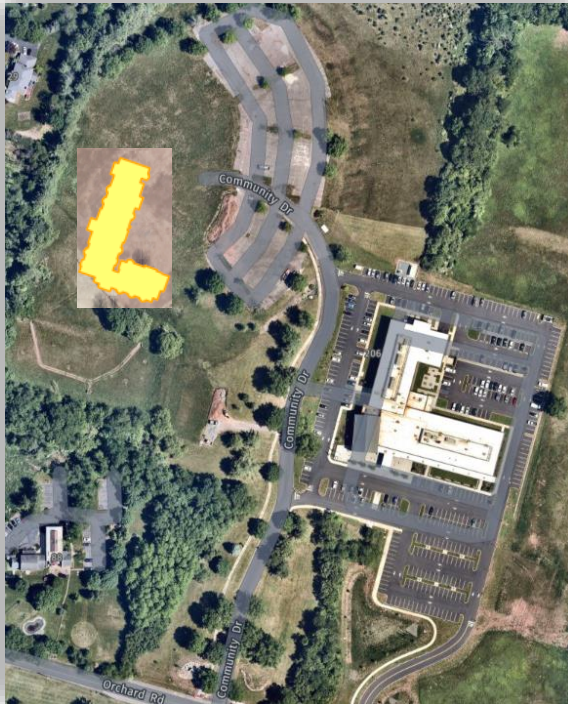




# Approved/ Not Yet Under Construction

*As of October 2023*

# Montgomery Senior Apartments - Approved/Not Yet Under Construction



## Details

- ❖ 70 units (all 1 bedroom) 100% Affordable
- ❖ At the Municipal Complex (Community Drive)
- ❖ Helps Township Meet our State Mandate for Affordable Housing

## Timeline

- ☐ COAH Litigation (Pre-2008)
- ☐ Master Plan Housing Element Adopted (2008)
- ☐ Zoning Ordinance Enacted (2020)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2021)
- ☐ Received Final Board Approval (2023)
- ☐ Execute land transfer (Winter 2023)
- ☐ Begin construction (2024)



# The Haven – Approved/Not Yet Under Construction



## Details

- ❖ 122 townhomes & 32 affordable apartments
- ❖ Development located within 20 acres of the 72 acre parcel
- ❖ Remaining lands to be preserved
- ❖ River Road
- ❖ Helps Township Meet our State Mandate for Affordable Housing

## Timeline

- ☐ Master Plan Land Use Element Adopted (1971)
- ☐ Zoning Ordinance Enacted (1974)
- ☐ Zoning amended to require affordable housing set aside (1985)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2021)
- ☐ Application Under Review by NJDEP (2023)
- ☐ Construction (Spring 2024)



# Montgomery Promenade – Approved/Not Under Construction



## Details

- ❖ 162,000 sf of retail including Whole Foods
- ❖ Future phase up to 127,000 sf (rear portion of the project)
- ❖ Former Volkswagen Dealership & Office Building
- ❖ Two Loop Roads to be Constructed by Developer to Alleviate Traffic Congestion

## Timeline

- ☐ Master Plan Land Use Element Adopted (2003)
- ☐ Zoning Ordinance Enacted (2003)
- ☐ Planning Board Preliminary Subdivision & Site Plan Approval (2006)
- ☐ Various amendments to the approval
- ☐ Project sold to SJC Ventures
- ☐ Groundbreaking (September 2023)
- ☐ Begin Construction (Spring 2024)





# Assisted Living (BPS Developers) – Approved/Not Under Construction



## Details

- ❖ 80 unit assisted living and memory care facility
- ❖ Part of ARH Zoning (Hillside, Tapestry)
- ❖ Helps Township Meet our State Mandate for Affordable Housing

## Timeline

- ❑ Master Plan Land Use Element Adopted (2000)
- ❑ Zoning Ordinance Enacted (2001)
- ❑ Planning Board Preliminary Subdivision & Site Plan Approval (2023)
- ❑ Construction (2024)





# **Applications Under Review / Not Yet Approved by a Land Use Board**

*As of October 2023*



# Harlingen Village Square – Under Review



Townhome



Apartment Building

## Details

- ❖ 36 townhomes & 11 affordable apartments & 7 market rate apartments
- ❖ Development located within 10 acres of the 22 acre parcel
- ❖ Remaining lands to be preserved
- ❖ Route 206 north of Harlingen
- ❖ Helps Township Meet our State Mandate for Affordable Housing
- ❖ Final project for Round 3 Compliance

## Timeline

- ☐ COAH Litigation (Pre-2008)
- ☐ Master Plan Housing Element Adopted (2008)
- ☐ Zoning Ordinance Enacted (2010)
- ☐ Submission to Planning Board (2023)



- ## Timeline

- ☐ Master Plan Housing Element Adopted (2002)
- ☐ Zoning Ordinance Enacted (2004)
- ☐ Submission to Zoning Board (2022)
- ☐ Withdrew application for two uses on the property (2023)
- ☐ Resubmission to Planning Board for one use (2023)





# *Self Storage (Renard)* – Under Review



## Details

- ❖ 133,166 sf (3-story)
- ❖ Previously a 47,000 sf office (2 story)
- ❖ Originally Princeton Gamma-Tech Instruments research facility
- ❖ In the 1970's, PGT used a septic system to dispose of sanitary and lab sink waste. Remediated by USEPA.

## Timeline

- ☐ Building Abandoned
- ☐ Building Demolished (2023)
- ☐ Submission to Zoning Board (2023)
- ☐ Public Hearing to be Scheduled

# Carrier Clinic – Under Review



## Details

- ❖ 44,938 sf addition
- ❖ Hospital residential treatment for adolescent patient treatment
- ❖ Reconfigure and update internal spaces

## Timeline

- ☐ Belle Mead Farm Colony & Sanatorium Opens (1910)
- ☐ Dr. Russell Carrier purchases the facility and opens Carrier Clinic (1956)
- ☐ Master Plan Land Use Element (2011)
- ☐ Somerset County preserved a portion of the property
- ☐ Zoning Ordinance Adopted
- ☐ Merger with Hackensack-Meridian (2019)
- ☐ Application submitted to Planning Board (2023)
- ☐ Application Under Review
- ☐ Public Hearing



# Ways to Stay Informed

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

# Questions?

Lori Savron, PP, AICP

[Lsavron@montgomerynj.gov](mailto:Lsavron@montgomerynj.gov)

[www.montgomerynj.gov](http://www.montgomerynj.gov)

