

**MONTGOMERY TOWNSHIP ZONING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REORGANIZATION AND REGULAR MEETING  
JANUARY 20, 2015**

**MINUTES**

Zoning Officer Palmer called the meeting to order at 7:37 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

**BOARD MEMBERS PRESENT:** Mr. Cheskis; Mr. DeRochi, Mr. Fedun; Mr. Post; Mr. Thompson; Mr. Voitach; Ms. Brach; Ms. Chenette

**ALSO PRESENT:** Mr. Cline; Mr. Drollas; Mr. Sullivan; Mr. Trzaska; Mr. Palmer

**I. SWEARING IN OF NEW MEMBERS**

The new members to the Board have executed a written oath of office and it will be on file in the Township Clerk's office.

**II. SALUTE TO THE FLAG**

**III. REORGANIZATION**

**A. Election of Officers**

**1. Call for Nominations for Chairman**

Mr. Cheskis was nominated as Chairman by Mr. Voitach, which was seconded by Mr. Post. There were no further nominations. Mr. DeRochi motioned to close nominations, which was seconded by Mr. Post. This carried on the following voice call vote: Ayes (7) Nays (0)

The following roll call vote was taken for David Cheskis as Chairman:  
Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

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

Mr. Voitach was nominated as Vice Chairman by Mr. Post, which was seconded by Chairman Cheskis. There were no further nominations. Mr. Post motioned to close nominations, which was seconded by Mr. Thompson. This carried on the following voice call vote: Ayes (7) Nays (0)

The following roll call vote was taken for Mr. Voitach as Vice Chairman:  
Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

**3. Call for Nominations for Chair Pro Temp**

Mr. Post was nominated as Chair Pro Temp by Mr. Voitach, which was seconded by Chairman Cheskis. There were no further nominations. Vice Chairman Voitach motioned to close nominations, which was seconded by Mr. Post. This carried on the following voice call vote: Ayes (7) Nays (0)

The following roll call vote was taken for Mr. Post as Chair Pro Temp.  
Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

**B. Appointment of Recording Secretary – Joseph Palmer**

Mr. Palmer was appointed as Recording Secretary by Vice Chairman Voitach, which was seconded by Mr. Thompson. This carried on the following roll call vote:  
Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

**C. Meeting Schedule**

BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Montgomery that the monthly meetings of the Board will be scheduled on the following dates in 2015 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 sent to the officially designated newspapers.

February 17, 24	July 21, 28	January 19, 2016
March 17, 24	August 18, 25	
April 21, 28	September 15, 22	
May 19, 26	October 20, 27	
June 16, 23	November 17, 24	
	December 15, 22	

Mr. Thompson made a motion to adopt the meeting schedule, which was seconded by Mr. DeRochi. This carried on the following roll call vote:

Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
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. Thompson, which was seconded by Mr. DeRochi. This carried on the following roll call vote:

Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

**E. Appointment of Subcommittee**

**1. Site Plan/Subdivision Committee (meets the 2<sup>nd</sup> Monday of each month)**

Mr. DeRochi was appointed to the Site Plan/Subdivision Committee.

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

Combination Membership - Zoning Board Membership - \$180.00

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

Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

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

Chairman Cheskis read a resolution to appoint the following professionals.

- 1. Appointment of Legal Counsel – Capehart Scatchard, PA**
- 2. Appointment of Board Planner – Clarke Caton Hintz**
- 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 adopt the resolution was made by Mr. Post, which was seconded by Mr. Thompson. This carried on the following roll call vote:

Ayes: Brach, Cheskis, DeRochi, Fedun, Post, Thompson and Voitach  
Nays: None

**IV. RESOLUTIONS**

**Resolution No. 01-2015**

**Case BA-04-14**

Block 20001 Lot 6

Submission Waivers and Minor Site Plan with Use and Bulk Variances

**Applicant: Nassau Racquet and Tennis Club, Inc.**

The above resolution was carried to the February 17, 2015 meeting.

**V. MINUTES**

**November 18, 2014 – Regular Meeting**

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

Ayes: Brach, Cheskis, DeRochi, Post, Thompson and Voitach

Nays: None

**VI. CLOSED SESSION**

Chairman Cheskis read the resolution to close the meeting to the public to discuss matters covered by the attorney/client privilege.

The Board voted unanimously to go into closed session on a motion by Mr. Fedun and second by Mr. Thompson.

The Board voted unanimously to reopen the meeting on a motion by Mr. Thompson and second by Mr. DeRochi.

There being no further business to come before the Board, the meeting was adjourned at 9:25 p.m.