

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
APRIL 6, 2015**

MINUTES

Chairman Conforti 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: Chairman Conforti; Vice Chairman Matthews; Ms. Davis; Mr. DeRochi; Mayor Madrid; Mr. Sarle; Mr. Smith

ALSO PRESENT: Mr. Linnus, Board Attorney; Ms. Chrusz, Secretary

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT

There was no public comment.

III. RESOLUTIONS

Case PB-06-14 Applicant: Baker Chrysler Jeep Dodge, Inc.
Block 35001 Lot 16
Amended Preliminary and Final Major Site Plan with Bulk Variance for Signage

The resolution was previously memorialized on March 2, 2015. Some of the applicant's comments were not incorporated and the resolution was further revised.

A motion to memorialize the revised resolution was made by Mr. DeRochi and seconded by Ms. Davis. The motion carried on the following roll call vote:

Ayes: Davis, DeRochi, Sarle, Smith and Conforti

Nays: None

Case PB-01-15 Applicant: John Colombero
Block 15013 Lot 27.01
Waiver of 205' Circle Requirement

A motion to memorialize the resolution was made by Ms. Davis and seconded by Vice Chairman Matthews. The motion carried on the following roll call vote:

Ayes: Davis, DeRochi, Madrid, Matthews, Smith and Conforti

Nays: None

IV. ORDINANCE RECOMMENDATIONS

Land Development Ordinance Amendment #15-1487

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 16-4.6a. REGARDING PERMITTED USES IN THE "REO-3" RESEARCH, ENGINEERING AND OFFICE DISTRICT AND SUBSECTION 16-6.1 REGARDING CONDITIONAL USES TO ESTABLISH STANDARDS FOR AUTOMOBILE SERVICE CENTERS AFFILIATED WITH CAR DEALERSHIPS

Chairman Conforti explained the ordinance. The ordinance would permit car dealerships in the HC zone to construct associated service centers in the REO-3 district as a conditional use. The service center property must be 1,500' from the associated car dealership. The ordinance permits the associated car dealership to park new cars as an accessory use. The parking area must be screened. The ordinance requires an applicant to construct any road improvements, including any future Master Plan roads, in their entirety on the subject lot.

Mr. Linnus referenced Ms. Savron's memo dated March 17, 2015. The Master Plan Committee considered a request to amend the REO-3 district to permit Automobile Service Centers. The Master Plan Committee found it to be in keeping with the policies of the Master Plan including concentrating commercial development in two commercial nodes and enacting regulations to control commercial expansion which is necessary to accommodate modern commercial activities.

The Planning Board found that the ordinance is consistent with the Master Plan. The Board directed that a memorandum to the Township Committee be sent indicating the Board's recommendation.

A motion to recommend the ordinance was made by Mayor Smith and seconded by Ms. Davis. The motion carried on the following roll call vote:

Ayes: Davis, DeRochi, Madrid, Matthews, Sarle, Smith and Conforti

Nays: None

V. APPLICATION

Case PB-03-15 Applicant: Country Club Meadows, LLC

Export Soil from Block 5023 Lot 2 to Block 4001 Lots 33 and 33.01

Soil Hauling

Affidavit of Notification and Publication Not Required

Bryan Plocker, Esquire and Kevin Hayes represented the applicant. Mr. W. Kevin Hayes, 19 Lorianne Place, was sworn in.

The application is to move soil from Block 5023 Lot 2 across Route 206 to Block 4001 Lots 33 and 33.01. The amount of soil is approximately 6700 cubic yards or 325 truckloads. Mr. Hayes referenced a plan entitled "Stock Pile Removal Plan – Overall Plan" dated 3/16/2015. The excess soil was generated when building the Pike Run development and is currently stockpiled at the northeast corner of Route 206 and Belle Mead-Griggstown Road. The soil will be moved across Route 206 to the Country Club Meadows single family site. The soil will be stockpiled along the railroad tracks where the berms associated with the single family development are to be built. An application to Somerset Union Soil Conservation District has been submitted. Soil samples have been taken and a certified testing lab is analyzing the samples. The Township Engineer issued a memo dated April 2, 2015 recommending Somerset Union Soil Conservation District and soil testing be conditions of approval.

Chairman Conforti opened the meeting to the public. There was no public comment. A motion to close the public hearing was made by Mr. DeRochi. The motion was seconded by Mr. Sarle and carried unanimously.

A motion to approve the import/export of soil subject to the conditions was made by Ms. Davis and seconded by Mr. DeRochi. The motion carried on the following roll call vote:

Ayes: Davis, DeRochi, Madrid, Matthews, Sarle, Smith and Conforti

Nays: None

VI. MINUTES

March 2, 2015 – Regular Meeting

A motion to approve the minutes was made by Vice Chairman Matthews and seconded by Ms. Davis. The motion carried on the following roll call vote:

Ayes: Conforti, Matthews, Davis, DeRochi, Madrid and Smith

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.