

MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MAY 18, 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; Mayor Madrid; Mr. Sarle; Mr. Glockler, Alternate #1

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

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT

There was no public comment.

III. RESOLUTIONS

Case PB-03-15 Applicant: Country Club Meadows, LLC
Block 5023 Lot 2 Block 4001 Lots 33 and 33.01
Export Soil from Block 5023 Lot 2 to Block 4001 Lots 33 and 33.01

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

Ayes: Davis, Madrid, Matthews, Sarle and Conforti

Nays: None

IV. APPLICATION

Case PB-04-15 Applicant: Sharbell Plainsboro, Inc.
Export Soil from Block 28003 Lot 162 to Block 28004 Lot 7
Affidavit of Notification and Publication Not Required

Mark Cannuli, Sharbell Building Company, LLC, 1 Washington Boulevard, was sworn in. Anthony Menditto, Director of Site Development, 37 Fieldcrest Drive, was sworn in.

Mr. Cannuli referenced his April 23, 2015 letter and attachments which explain the application. There is a large 9,000 cubic yard stockpile in the proposed Hillside recreation area that will be moved to the proposed office building lot (shown as Area 2 on the plan).

Mr. Cannuli agreed to the comments in Ms. Smith's memo dated May 18, 2015. A certification that the soil test results done in 1999 are still within the current Residential Direct Contact Soil Remediation Standards will be submitted.

Mr. Cannuli testified there will be removal of trees and preliminary grading in Area 2.

Mr. Glockler noted that Area 2 is completely tree covered.

Mr. Cannuli stated that they are following the preliminary approved limits of disturbance and leaving the 70'-75' buffer of trees that are proposed to remain. Area 2 will be the subject of site plan approval in the future so the trees that are being removed now will be replaced as part of the site plan approval. The tree survey will be revised to show the limits of disturbance and the number of trees to be removed will be calculated. The tree survey will be subject to the review of Richard Bartolone. The application will be subject to the tree removal and tree replacement ordinance.

Chairman Conforti opened the meeting to the public. There being no public comment a motion to close the public hearing was made by Ms. Davis, seconded by Mr. Sarle and carried unanimously.

A motion to approve the import/export of soil subject to the conditions was made by Mr. Glockler 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

V. MINUTES

April 6, 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, Madrid and Sarle

Nays: None

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