

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
OCTOBER 24, 2016**

MINUTES

Chairman Cheskis called the meeting to order at 7:35 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 Cheskis; Vice Chairman Matthews; Ms. Davis; Mr. DeRochi; Ms. Graham; Mr. Mani; Mr. Sarle; Mr. Smith; Mr. Chang, Alternate #2

ALSO PRESENT: Kristin Seibold, Board Attorney; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION

Rebecca Smith, 360 Route 518, said she lives in Blawenburg next to Blawenburg Village Square. When the application for the bank was approved it was conditioned on the installation of a wall to screen the two properties. The wall has not been installed and she wondered if there was anything the Township could do. Ms. Savron will look into it.

III. RESOLUTION

Case PB-16-15 Applicant: Country Club Meadows, LLC
Block 5023 Lots 2 and 3; Block 5016 Lots 1 and 3
Preliminary Major Subdivision and Site Plan with Variances

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

Ayes: DeRochi, Graham, Matthews, Sarle, Smith and Chang
Nays: None

IV. ORDINANCE RECOMMENDATION

Ordinance #16-1534

AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY IN SOMERSET COUNTY, NEW JERSEY AMENDING SUBSECTIONS 16-3.3 AND 16-6.4 OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984), REGARDING CRITICAL AREAS.

Ms. Savron summarized the changes to the ordinance. The Board found the ordinance consistent with the Master Plan.

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

Ayes: Cheskis, Davis, DeRochi, Graham, Mani, Matthews, Sarle, Smith and Chang
Nays: None

V. CAPITAL REVIEW

Review of the lease purchase of Block 20001 Lot 10.05

Ms. Savron said this is a review by the Planning Board of a capital ordinance introduced by the Township Committee. The Township is entering into a lease purchase agreement with the Somerset County Improvement Authority to purchase the Convatec property at the corner of Route 206 and Orchard Road. The Township is purchasing the property primarily for moving the Municipal Building in that location with some open space. There may be some new traffic movements. It is an ideal location with its proximity in the center of town and close to the schools. It is more convenient and safer for the police to access at a controlled intersection. In terms of the Master Plan the property is zoned REO which permits office, public uses and open space.

A motion to recommend the ordinance was made by Mr. Matthews and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Cheskis, Davis, DeRochi, Graham, Mani, Matthews, Sarle, Smith and Chang
Nays: None

VI. MINUTES

June 20, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Smith and seconded by Mr. DeRochi. The motion carried on the following roll call vote:

Ayes: Matthews, DeRochi, Sarle, Smith and Chang

Nays: None

July 18, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Smith and seconded by Ms. Graham. The motion carried on the following roll call vote:

Ayes: Cheskis, Matthews, DeRochi, Graham, Sarle, Smith and Chang

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:55 p.m.