

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
NOVEMBER 7, 2016**

**MINUTES**

Chairman Cheskis called the meeting to order at 7:33 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; Mr. DeRochi; Mr. Mani; Mr. Sarle; Mr. Wilson

**ALSO PRESENT:** Francis P. Linnus, Board Attorney; Jason Cline, Board Engineer; Michael Sullivan, Board Planner; Lori Savron, Planning Director

**I. SALUTE TO THE FLAG**

**II. PUBLIC PARTICIPATION**

There was no public participation.

**III. APPLICATION**

**Case PB-03-16                      Applicant: Empire Holdings, LRP, LLC dba Land Rover Princeton**  
Block 35001 Lot 13  
Amended Preliminary and Final Major Site Plan  
Expiration Date – 12/9/16  
Affidavit of Notification and Publication Required

Richard Schatzman, Esquire represented the applicant. Notice was found to be in order. Notice was provided to property owners within two hundred feet of Lot 12 and Lot 13.

The application is for an amendment to the approval granted on June 15, 2015 and memorialized on August 17, 2015. The FAR is going to be increased since there will be cross access to the lot to the north (Lot 12). The proposed parts, service and showroom area will be increased from 17,287 square feet to 19,500 square feet. The maximum lot coverage is less intense, the minimum landscape area will be increased and the front yard setback has increased. A submission waiver was previously granted for an EIS and traffic study which carried forward to this application.

Robert Heibell, Van Cleef Engineering, Joshua Kalafer, 55 Lyons Place, and Carmen Cerminara, Cerminara Architect, were sworn in.

Mr. Heibell was accepted as an expert engineer. The size of the building has increased. A footnote in the ordinance allows an increase in the FAR from 20% to 22.5% if a connection is provided to an adjacent property. The owner of Lot 12 has agreed to allow the connection. The impervious gained by the addition of the connection has been offset by the elimination of two parallel parking spaces which slightly reduces the approved coverage. The existing rock area in the front will be removed for two new parking spaces so the number of parking spaces remains the same. Two of the six existing white pines will be removed in the area of the new driveway. The applicant proposes eight white pines along the northerly property line to mitigate for the two to be removed. Mr. Bartolone recommended arborvitae be planted instead of the white pines.

Mr. Heibell discussed Mr. Bartolone's report dated October 25, 2016. The applicant agrees with his comments. Mr. Heibell discussed the Shade Tree Committee's report. The applicant will provide money for the tree bank in lieu of the shade trees along Route 206. The Police Department issued an email dated October 4, 2016 and had no issues. The applicant still agrees to apply to NJDOT for a sidewalk along the frontage of Route 206 as requested by the Open Space Committee. Somerset Union Soil Conservation District issued a certification dated October 5, 2016d. The Delaware and Raritan Canal Commission declared the application exempt. There are no outstanding items in the Clarke Caton Hintz report dated November 3, 2016.

Mr. Heibell discussed the Remington Vernick and Vena report dated November 3, 2016. The driveway connection will allow vehicles to go back into the shopping center to the north without having to go out onto Route 206. The only difference in circulation is the new driveway. The impervious surface has been reduced from 66.08% to 65.95%. Two bio-retention basins have been provided. The appendices to the stormwater calculations will be provided. All conditions of the prior approval remain valid. The architectural plans and engineering plans will be revised to be consistent with regard to the bollards and the parking and striping. Since it has been confirmed that the number of parking spaces remains unchanged, the applicant does not need to provide a parking summary table.

Mr. DeRochi asked if arborvitae could be added along the southerly boundary to screen the air conditioning units on the neighbor's property. Mr. Kalafer agreed.

Mr. Cerminara was accepted as an expert architect. Mr. Cerminara described the architectural changes. About two weeks after the prior approval, the applicant received notice from Jaguar and Land Rover that there were new design standards to follow. To accommodate the change in the drive through service drop off area, the parts and storage area had to be moved to the second floor. The building footprint remains the same. The elevations remain the same except for the west elevation facing Route 206 where more metal panel has been added. The two entrance towers have been eliminated for a more unified look. The EIFS has also been eliminated. The signage still conforms.

Chairman Cheskis opened the meeting to the public. There was no public comment.

Mr. Linnus summarized the motion. The application is for an amendment to the preliminary and final major site plan approval that was granted in 2015. There are minor changes. The positive aspects of the application is the cross connection. The applicant has agreed to carry over all conditions of the prior approvals and the applicant has agreed to provide additional landscaping on the southern edge of the property. There are no new variances.

A motion to approve the application subject to the conditions was made by Mr. DeRochi and seconded by Mr. Sarle. The motion carried on the following:

Ayes: Cheskis, DeRochi, Mani, Matthews, Sarle and Wilson

Nays: None

#### **IV. MINUTES**

##### **October 24, 2016 – Regular Meeting**

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

Ayes: Cheskis, Matthews, DeRochi, Mani and Sarle

Nays: None

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