

**MONTGOMERY TOWNSHIP ZONING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REORGANIZATION AND REGULAR MEETING
JANUARY 17, 2017**

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. DeRochi; Mr. Fedun; Mr. Kristjanson; Mr. Post; Mr. Campeas, Alternate #1; Mr. Tuosto, Alternate #2; Mr. Wu, Alternate #3; Mr. Lopez-Lopez, Alternate #4

ALSO PRESENT: Mr. Cline; Mr. Drollas; Ms. Goldman; Mr. Palmer

I. SWEARING IN OF NEW MEMBERS

The members who are required to, have executed a written oath of office and they are duly sworn.

II. SALUTE TO THE FLAG

III. REORGANIZATION

A. Election of Officers

I. Call for Nominations for Chairman

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

The following roll call vote was taken for Mr. DeRochi as Chairman:
Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

2. Call for Nominations for Vice Chairman

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

The following roll call vote was taken for Mr. Fedun as Vice Chairman:
Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

3. Call for Nominations for Chair Pro Temp

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

The following roll call vote was taken for Mr. Campeas as Chair Pro Temp.
Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

B. Appointment of Recording Secretary – Joseph Palmer

Mr. Palmer was appointed as Recording Secretary by Mr. Post, which was seconded by Mr. Campeas. This carried on the following roll call vote:
Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
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 2017 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.

January 24	July 18, 25	January 16, 2018
February 21, 28	August 15, 22	
March 21, 28	September 19, 26	
April 18, 25	October 17, 24	
May 16, 23	November 21, 28	
June 20, 27	December 19	

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

Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
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. Post, which was seconded by Mr. Campeas. This carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

E. Appointment of Subcommittee

I. Site Plan/Subdivision Committee (meets the 1st Tuesday of each month at 8:30 a.m.)

Mr. DeRochi and Mr. Kristjanson were appointed to the Site Plan/Subdivision Committee.

F. NJ Federation of Planning Officials - Renewal of Membership

Combination Membership - Zoning Board Membership - \$185.00

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

Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

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

1. Appointment of Legal Counsel – Capehart Scatchard, PA
2. Appointment of Board Planner – Clarke Caton Hintz
3. Appointment of Traffic Engineer – NV5
4. Appointment of Landscape Architect – Richard Bartolone
5. Appointment of Board Engineer – Remington, Vernick & Vena Engineers, Inc.

A motion to appoint the professionals was made by Mr. Tuosto, which was seconded by Mr. Campeas. This carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu
Nays: None

H. Swearing in of Board Professionals

Mr. Cline and Ms. Goldman were sworn in.

IV. EXTENSION REQUEST

Case BA-09-13

Applicant: Sunoco, Inc.

Block 35004 Lot 1

One Year Extension of Amended Site Plan and D(3) Conditional Use Variance

Tim Prime, Esquire represented the applicant. The application was originally approved in 2012 to convert the old service station into a convenience store. The application was then amended in 2014 to permit the sale of diesel fuel in addition to gasoline at the fueling station. The proposal is to extend the approval one more year to allow the applicant to finalize the building permits and begin construction. The outside agency approvals have been extended. The applicant is in the process of having the NJDOT permit re-approved. A demolition permit and tank removal permit for the project has been issued by the Township. The permit for the construction of the building has been submitted but not approved yet.

Joe Jaworski, Dynamic Engineering, remains under oath since he previously testified in this matter before the Board. Mr. Jaworski testified the square footage of the store is 1,987 square feet.

Laurie Pettengill, Construction Engineer with Sunoco, remains under oath since she previously testified in this matter before the Board. Ms. Pettengill testified they will use the same canopy and the dispensers are being replaced. The only thing different is the addition of diesel.

Chairman DeRochi opened the meeting to the public.

Rikki Massand, 438 River Run, was sworn in. Mr. Massand talked about the high gas price at this Sunoco compared to other Sunoco stations in New Jersey. He hopes something positive can happen at the site that will benefit the residents.

There being no further public comment, the public session was closed unanimously.

A motion to approve the last one year extension was made by Mr. Fedun and seconded by Mr. Post. The motion carried on the following:

Ayes: DeRochi, Fedun, Kristjanson, Post, Campeas, Tuosto and Wu

Nays: None

V. MINUTES

November 15, 2016 – Regular Meeting

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

Ayes: DeRochi, Fedun, Kristjanson, Campeas and Wu

Nays: None

December 13, 2016 – Regular Meeting

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

Ayes: DeRochi, Fedun, Post, Kristjanson and Wu

Nays: None

December 20, 2016 – Regular Meeting

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

Ayes: DeRochi, Fedun, Post, Campeas and Tuosto

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.