

**MONTGOMERY TOWNSHIP PLANNING BOARD**  
**MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY**  
**SPECIAL MEETING**  
**JULY 10, 2017**

**MINUTES**

Chairman Cheskis 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 Cheskis; Vice Chairman Matthews; Mr. Conforti; Mr. DeRochi; Mayor Trzaska; Mr. Sarle; Mr. Wilson

**ALSO PRESENT:** Francis P. Linnus, Board Attorney; Lori Savron, Planning Director

**I. SALUTE TO THE FLAG**

**II. PUBLIC PARTICIPATION - None**

**III. NEW BUSINESS**

**A. Board discussion of Township Committee Resolution #17-7-161 directing the Planning Board to undertake an investigation whether 980, 966 and 958 Van Horne Road (Route 206), Block 34001 Lots 60, 61, & 62 constitute a Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law**

Ms. Savron explained that the redevelopment process is multi-level and requires action by both the Planning Board and Township Committee. The Township Committee directed the Planning Board to undertake a study. The Board's action tonight would be to authorize Michael Sullivan, the Board Planner, to undertake the study. The study would go through the law to see if this particular piece of property which is now vacant and lies within an inclusionary zone qualifies as a redevelopment area. The property has not redeveloped like the Township had hoped. The study would be presented to the Planning Board on August 7, 2017. If the Township decides to proceed with the redevelopment, the Township Committee would direct the Planning Board to do a redevelopment plan. The Board would meet again on August 21, 2017 to direct Mr. Sullivan to prepare the redevelopment plan and the plan would be reviewed at the September 11, 2017 meeting. The property had approval for a mixed-use project with 6 affordable housing units. That will need to be incorporated into the redevelopment plan, whether they are constructed on site or offsite with another mechanism such as a group home.

A motion to authorize Mr. Sullivan to undertake the study was made by Mr. Wilson and seconded by Mr. Sarle. The motion carried on the following roll call vote:  
Ayes: Cheskis, Conforti, DeRochi, Matthews, Sarle, Trzaska and Wilson  
Nays: None

The public hearing for the study is scheduled for August 7, 2017.

**B. Presentation of the Draft Master Plan Reexamination Report and Scheduling Public Hearing for Adoption of Report**

The Master Plan needs to be reexamined every ten years. The last plan was done in 2008. The Reexamination Report will include a Land Use Element update to include the planning for the proposed Planned Mixed Use Development which is the overlay zone for the area of Research Road, Route 206 and Route 518. The reexam will take a look at any changes that have happened since 2008 and any other recommendations for zoning changes or Master Plan updates. A copy will be distributed in advance of the public hearing.

A motion to schedule the public hearing for August 21, 2017 was made by Mr. Wilson and seconded by Mr. Sarle. The motion carried on the following roll call vote:  
Ayes: Cheskis, Conforti, DeRochi, Matthews, Sarle, Trzaska and Wilson  
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.