

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MARCH 6, 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; Ms. Davis; Mr. DeRochi; Mr. Mani; Mr. Sarle; Mr. Wilson; Mr. Chang, Alternate #2

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

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. ORDINANCE RECOMMENDATIONS

Ordinance No. 17-1540

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVI, "LAND DEVELOPMENT", OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984) COUNTY OF SOMERSET, STATE OF NEW JERSEY AND SPECIFICALLY SUBSECTION 16-2.1 REGARDING DEFINITION OF A FARM

Ms. Savron summarized the proposed changes to the ordinance. The current Township ordinance prohibits commercial piggeries and does not contain a definition of what a commercial piggery is. The change to the ordinance includes a definition for an intensive commercial piggery as well as a limitation on the number of pigs. After further research it was found that farms in the township have had pigs and there have been no complaints received. Most of the township farms have a Farm Conservation Plan that is prepared with the help of the Natural Resources Conservation Service (NRCS) who are experts in various aspects of farming. The proposed ordinance will permit 2 pigs per acre with a maximum of 50 with the exception that if a farmer has a Farm Conservation Plan approved by NRCS the farmer would be allowed to have the number of pigs permitted in the Farm Conservation Plan. The farmer would be required to provide the relevant pages of the Farm Conservation Plan to the Township showing the number of pigs approved as part of the plan. The Ordinance does not permit slaughtering on site.

The Board found the ordinance consistent with the 2010 Comprehensive Farmland Plan and the 1989 and subsequent modifications to the Land Use Plan. A motion to recommend the ordinance was made by Mr. DeRochi and seconded by Mr. Sarle. The motion carried on the following roll call vote:

Ayes: Cheskis, Conforti, Davis, DeRochi, Mani, Matthews, Sarle, Wilson and Chang

Nays: None

Ordinance #17-1539

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVI, "LAND DEVELOPMENT", OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984) COUNTY OF SOMERSET, STATE OF NEW JERSEY AND SPECIFICALLY SUBSECTION 16-6.5 h. FOR THE DEVELOPMENT OF AN OPTIONAL PLANNED SHOPPING COMPLEX WITHIN DESIGNATED PORTIONS OF THE "HC", "REO-3" & "R-2" DISTRICTS

Ms. Savron summarized the changes to the ordinance. The proposed ordinance will increase the number of homes from 32 to 34 and lift the age restriction on the residential units. Childcare centers will be added as a permitted use. Anytime they want to make small improvements to the center (ie outdoor dining areas, street furniture, etc.) they would not be required to come back to the Board. A temporary leasing trailer will be permitted which currently is not permitted for commercial properties. The FAR is increasing slightly to permit the potential of a small hotel. Area and distance requirements between buildings are being slightly amended. A setback distance to a property line has been amended from 125 feet to 100 feet. To accommodate the theater/bowling alley, the size of any individual commercial use has been increased from 60,000 gross square feet to 70,000 gross square feet. Building height requirements have some variation to address the length of the movie theater and new proposed design features.

Vice Chairman Matthews asked about the concerns that Ms. Brown has with the traffic improvements and their impact on the Princeton North Shopping Center. Ms. Savron explained that the plan approved by NJDOT calls for three lanes on the northbound side of Route 206. Two will be dedicated left turns into the Planned Shopping Complex and one through lane. Ms. Brown's concern is the loss of the right turn lane into the Princeton North Shopping Center.

Chairman Cheskis asked for a description of the Route 206/Route 518 intersection improvements. Ms. Savron said that most of the intersection improvements are timing, signalization and restriping.

The Board found the ordinance consistent with the 2003 Land Use Plan Element and the 2003 Traffic Circulation Plan of the Master Plan. A motion to recommend the ordinance was made by Mr. Wilson and seconded by Mr. Sarle. The motion carried on the following roll call vote:

Ayes: Cheskis, Davis, DeRochi, Conforti, Mani, Matthews, Sarle, Wilson and Chang

Nays: None

IV. EXTENSION REQUEST

Case PB-15-15 Applicant: Gurdon and Heather Hornor

Block 7013 Lot 22

Extension to File Deeds

Attorney Linnus summarized for the Board that under the Municipal Land Use Law there are 190 days to record the subdivision deed or an extension to file the deeds is required.

David Schmidt represented the applicant. The approval was granted in June, 2016 and the deeds were to be filed in December. The applicant was required to get NJDEP approval which took about six months. While waiting for the NJDEP permit the other outside agency permits have been received. The conformance package has been submitted to the Board professionals for their sign-off. The request is for a four month extension from now. Mr. DeRochi recommended a six month extension.

Chairman Cheskis opened the meeting to the public. There was no public comment. On a motion and second, the public hearing unanimously closed.

A motion to grant a six month extension from March 6, 2017 was made by Mr. Sarle and seconded by Mr. Conforti. The motion carried on the following roll call vote:

Ayes: Cheskis, Conforti, Davis, DeRochi, Mani, Matthews, Sarle, Wilson and Chang

Nays: None

Ms. Davis stepped down.

Case PB-14-15 Applicant: Steve and Margaret Davis

Block 15001 Lot 49

Extension to File Deeds

David Schmidt represented the applicant. This approval was also granted in June, 2016 and was conditioned on NJDEP approval. NJDEP approval was granted in late August. All the other outside agency permits have been received. The conformance package has been submitted to the Board professionals for their sign-off.

Chairman Cheskis opened the meeting to the public. There was no public comment. On a motion and second, the public hearing unanimously closed.

A motion to grant a six month extension from March 6, 2017 was made by Mr. Sarle and seconded by Mr. Conforti. The motion carried on the following roll call vote:

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

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.