

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
OCTOBER 2, 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; Mr. Conforti; Mr. DeRochi; Mayor Trzaska; Mr. Mani; Mr. Sarle; Mr. Glockler, Alternate #1

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

**I. SALUTE TO THE FLAG**

**II. PUBLIC PARTICIPATION - None**

**III. RESOLUTION**

**Resolution recommending adoption of the Redevelopment Plan for Block 34001 Lots 60, 61 & 62 also known as 980, 966 and 958 Route 206 (State Road)**

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

Ayes: Cheskis, Conforti, DeRochi, Mani, Sarle and Glockler

Nays: None

**IV. ORDINANCE RECOMMENDATIONS**

**Land Development Ordinance Amendment #17-1556**

**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 SECTION 16-4.10a. REGARDING PERMITTED USES IN THE "PPE" PUBLIC PARKS AND EDUCATION DISTRICT AND SUBSECTION 16-6.1 REGARDING CONDITIONAL USES TO ESTABLISH STANDARDS FOR SUPPORT GROUP FACILITY**

This is a use principally engaged in providing meeting space for support groups and counseling services. It is included in the conditional use section of the ordinance. The ordinance is substantially consistent with the 2017 Reexamination Report.

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

Ayes: Cheskis, Conforti, DeRochi, Mani, Sarle, Trzaska and Glockler

Nays: None

**Land Development Ordinance Amendment #17-1557**

**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 SUBSECTIONS 16-3.3 REGARDING THE ZONING MAP, AND 16-3.2 & 16-6.5 REGARDING OPTIONAL DEVELOPMENT ALTERNATIVES, ALL TO ESTABLISH AN OPTIONAL DEVELOPMENT ALTERNATIVE FOR A "PLANNED MIXED USE DEVELOPMENT"**

The Reexamination Report recommended that certain areas be studied and a Land Use Element adopted to examine the vacant and underutilized commercial lands at the northwest quadrant of Route 518 and Route 206 and make recommendations for possible land development alternatives to the existing zoning that were consistent with the recommendations of the current Affordable Housing Plan summary. In that document there was a Land Use Plan Amendment dated August 10, 2017 that provided guidance for

objectives to create the zone. The overlay zoning district would permit mixed use land development combining commercial, retail, office together with market rate and affordable housing. The ordinance is substantially consistent with the 2017 Reexamination Report and 2017 Land Use Plan Element.

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

Ayes: Cheskis, Conforti, DeRochi, Mani, Sarle, Trzaska and Glockler

Nays: None

**Land Development Ordinance Amendment #17-1558**

**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**

This ordinance remains unchanged from the last version that was adopted earlier in the year with a few exceptions to some whereas clauses that were provided for a timeline of previous amendments to the ordinance. In addition a letter from Mr. Fishinger, the Township's Traffic Consultant, dated July 27, 2017 was received which summarizes the comments he provided during the discussion of the amendments to the ordinance. The ordinance is substantially consistent with the 2017 Reexamination Report and 2017 Land Use Plan Element.

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

Ayes: Cheskis, Conforti, DeRochi, Mani, Sarle, Trzaska and Glockler

Nays: None

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