

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REORGANIZATION AND SPECIAL MEETING
JANUARY 22, 2018**

MINUTES

Mr. Matthews called the meeting to order at 7:35 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: Mr. Campeas; Mayor Conforti; Mr. DeRochi; Mr. Matthews; Mr. Trzaska; Mr. Conry, Alternate No. 2

ALSO PRESENT: Francis P. Linnus, Esquire; Emily Goldman; Mr. Cline; Mr. Fishinger; Ms. Archer, Board Secretary

I. SWEARING IN OF NEW MEMBERS

Attorney Linnus swore in new members Mayor Conforti, Mr. Trzaska, Mr. Matthews, Mr. DeRochi, Mr. Campeas and Mr. Conry.

II. SALUTE TO THE FLAG

III. REORGANIZATION

A. Election of Officers

1. Call for Nominations for Chairman

A nomination of Mr. Cheskis was made by Mayor Conforti and seconded by Mr. Trzaska.

There being no further nominations, a motion to close nominations was made by Mr. Trzaska, which was seconded by Mayor Conforti. This carried on the following voice call vote: Ayes (6) Nays (0)

The following roll call vote was taken for Mr. Cheskis as Chairman:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

2. Call for Nominations for Vice Chairman

The nomination of Mr. Wilson was made by Mr. Matthews and seconded by Mayor Conforti.

There being no further nominations, a motion to close nominations was made by Mr. Conry, which was seconded by Mr. Trzaska. This carried on the following voice call vote: Ayes (6) Nays (0)

The following roll call vote was taken for Mr. Wilson as Vice Chairman:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

3. Call for Nominations for Secretary

The nomination of Mr. Matthews was made by Mr. Trzaska and seconded by Mr. DeRochi.

There being no further nominations, Mr. Conforti made a motion to close the nominations which was seconded by Mr. DeRochi. This carried on the following voice call vote: Ayes (6) Nays (0)

The following roll call was taken for Mr. Matthews as Secretary:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

B. Appointment of Recording Secretary– Lori Savron

The nomination of Ms. Savron as Recording Secretary was made by Mayor Conforti, which was seconded by Mr. Trzaska. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

C. Meeting Schedule

1. PLANNING BOARD MEETINGS

BE IT RESOLVED by the Planning Board of the Township of Montgomery the regular monthly meetings of the Board will be held on the following dates in 2018 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 mailed to the officially designated newspapers.

January 29		
February 5	July 2, 16	December 3, 17
March 5, 19	August 6, 20	January 7, 2019
April 2, 16	September 17	
May 7, 21	October 1, 15	
June 4, 18	November 5, 19	

A motion to adopt the Planning Board meeting schedule was made by Mr. Trzaska, which was seconded by Mayor Conforti. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry
Nays: None

2. SITE PLAN/SUBDIVISION COMMITTEE MEETINGS

BE IT RESOLVED by the Planning Board of the Township of Montgomery that the Site Plan/Subdivision Committee regular monthly meetings will be held on the following dates in 2018 at 8:30 a.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. The following notice shall be mailed to the officially designated newspapers. All interested persons may attend those portions of the meeting that the applicant is being heard.

January 23	
February 6	August 7
March 6	September 5
April 3	October 2
May 1	November 6
June 5	December 4
July 3	

A motion to adopt the Site Plan/Subdivision Committee meeting schedule was made by Mr. Trzaska and seconded by Mayor Conforti. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry
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 Mayor Conforti and seconded by Mr. DeRochi. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry
Nays: None

E. Appointment of Subcommittees

1. Site Plan/Subdivision Committee

Member 1: Mr. Matthews	Member 2: Mr. DeRochi
Member 3: Mr. Trzaska	Member 4: Mayor Conforti

2. Master Plan/Land Development Ordinance Update Committee

Member 1: Mr. Cheskis	Member 2: Mr. DeRochi
Member 3: Mr. Trzaska	Member 4: Mayor Conforti

3. Planning Board Liaison to TAC

Member 1: Mr. DeRochi

4. Planning Board Liaison to Economic Development Commission

Member 1: Mr. Mani

F. NJ Federation of Planning Officials - Renewal of Membership

Combination Membership - Planning Board Membership – \$185.00

A motion to renew the NJPO membership was made by Mr. Trzaska, which was seconded by Mayor Conforti. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

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

Resolution to be read,

- 1. Appointment of Legal Counsel – Francis P. Linnus, Esquire**
- 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**

Mr. Matthews read the resolution to appoint the professional staff.

A motion to appoint the professional staff was made by Mayor Conforti, which was seconded by Mr. Trzaska. This was carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

H. SWEARING IN OF PROFESSIONALS

Mr. Cline, Ms. Goldman and Mr. Fishinger were sworn in.

IV. PUBLIC PARTICIPATION - None

V. ORDINANCE RECOMMENDATION

Land Development Ordinance #18-1566

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 k. PERTAINING TO THE BULK STANDARDS FOR THE MULTI-FAMILY AFFORDABLE HOUSING BUILDING THAT IS PART THE DEVELOPMENT OF AN OPTIONAL PLANNED MIXED USE DEVELOPMENT WITHIN DESIGNATED PORTIONS OF THE "ARH", "HC" & "REO-3" DISTRICTS

Ms. Goldman testified that the Township originally adopted the ordinance October, 2017. When the developer for the multi-family affordable housing component further developed their design they realized that the reorientation of the building would enhance the overall design of the development which required some minor modifications. The modifications do not negatively impact any of the adjacent residential neighbors and is still in keeping with the objectives of the Master Plan Reexamination Report adopted in 2017. The proposed ordinance is consistent with the Master Plan.

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

Ayes: Campeas, Conforti, DeRochi, Matthews, Trzaska and Conry

Nays: None

VI. APPLICATIONS

- 1. Case PB-06-17 Applicant: E1004A, LLC**
Block 34001 Lots 60, 61 & 62
Confirmation of Bulk Variance
Affidavit of Notification and Publication Required

Richard Schatzman, Esquire represented the applicant. Notice was in order. When the application was heard, the flagpole that was granted a height variance was only on the architectural plans and not on the site plan. The flagpole is now noted on the site plan including a detail making the application for the variance complete.

Mr. Matthews opened the meeting to the public. There being no public comment a motion to close the public hearing was made by Mr. Trzaska and seconded by Mayor Conforti. The motion carried on the following voice call vote: Ayes (6) Nays (0) Abstentions (0)

Motion to confirm the variance was made by Mayor Conforti and seconded by Mr. Trzaska. The motion carried on the following roll call vote:

Ayes: Conforti, DeRochi, Matthews and Trzaska

Nays: None

A motion to memorialize the resolution was made by Mayor Conforti and seconded by Mr. DeRochi. The motion carried on the following roll call vote:

Ayes: Conforti, DeRochi, Matthews and Trzaska

Nays: None

- 2. Case PB-02-17 Applicant: Tuladhar Educational Services, Inc.**
Block 28006 Lot 67
Submission Waiver, Conditional Use, Preliminary and Final Major Site Plan with Variance
Expiration Date – 4/17/18
Affidavit of Notification and Publication Required (Previously Found to Be In Order)

Sal Anderton, Esquire represented the applicant. Mr. Anderton gave a brief summary of the application for a 12,331 square foot Goddard School. Some of the architectural plans have been updated based on comments made at the December 18, 2017 meeting.

Cheryl Schweiker, remains under oath, referenced drawing SA 2.2 Proposed Elevations dated December 28, 2017 and Drawing SA 2.3 Rendering dated January 8, 2018. The plans were revised to reduce the roof height about 3', the vinyl fence on the front entrance canopy was eliminated, more of a pennmont style at the main entrance was created, a concrete sill that surrounds all four sides of the building was added and they propose two shades of brick for a slight difference in color.

Ms. Goldman asked if the brick on the pennmont could be changed to hardie siding. Mr. DeRochi said that might change the visual proportions a lot.

Mr. Anderton said the applicant is requesting submission waivers from showing certain off-site information within two hundred feet (200') of the property.

Mr. Gesario, remains under oath, referenced Exhibit A-5 the aerial map and briefly described the subject lot and surrounding properties. Mr. Gesario referenced Exhibit A-4 the colored rendering of the site plan. The proposed building is 12,331 square feet with a 17,600 square foot L-shaped play area. The parking lot has been configured for 49 vehicles plus one loading space with access off Vreeland Drive. The access is in the location of the existing driveway but will be upgraded to commercial standards and provide the curb radii so that emergency vehicles and school buses can navigate the turn. The detention basin will have a sand bottom to satisfy both groundwater quality and recharge. There is an outlet control structure that will reduce the rate of runoff leaving the site so that it is in accordance with the Best Management Practice and Standards. The site will get a new gas line, new water line and new electric coming in from Route 518 to the utility room on the west side of the building. The existing septic will be abandoned and removed from the site. A new sanitary sewer system will run down Vreeland and tie into Acadia Lane. Lot 44.04 is a conservation easement which allows the driveway access but does not permit utility crossings so the lateral will run out to Route 518 and then back into the site.

Mr. Anderton said that Mr. Gesario has had discussions with the Fire Marshal pertaining to hydrant location and emergency access. The Fire Official is asking for multiple access points which the neighboring sites do not have. The proposed Goddard School building is closer to Vreeland and to Route 518 than either of the neighboring buildings. The extra access may be more than what is needed given the added cost and the proximity to Vreeland Drive.

Mr. Gesario referenced an exhibit Drawing C-300 Site Plan dated November 8, 2017 annotated with a proposed location for an emergency access which was marked as Exhibit A-6. The plan shows an 18' access on the west side of the site and a depressed curb on Route 518. The Fire Marshal would prefer the fire lane on the right side of the detention basin. If it is on the right side it would affect the location and shape of the basin. As a condition of approval, the applicant would like to meet with the Fire Marshal to get additional comments and will work with him.

Ms. Goldman noted that Mr. Bartolone wanted four specimen Black Walnut trees saved. The proposed sewer line is extremely close to the bases of those trees. The applicant should work with Mr. Bartolone to make sure the trees remain. Mr. Gesario said the emergency access road may also affect the root structure of those trees.

Mr. Cline said the Fire Marshal had originally requested pavers on the side of the building to provide fire access. There was also a request to have a hydrant and FDC connection on the site. If the applicant provided those on site it would remove the need to have the pavers on the side of the building. The applicant agreed to provide a hydrant and FDC connection on site.

Mr. DeRochi said he is very concerned about the aesthetic nature of the basin. The parking and the basin have to be shielded from the road.

The Board discussed the request for the emergency access and thought the left side of the site would be more appropriate so the specimen trees could be saved, it would be further from Vreeland Drive and additional landscaping could be provided. The Board wanted additional input from the Fire Marshal before voting on the application.

Mr. Fishinger testified that when he spoke with the County they made it clear that they would allow an emergency access with grass pavers. They did not want a chain or bollards. The County may not like the access so close to the Vreeland intersection and they have to approve the access point.

The lighting was discussed. There were some levels that exceeded the average that will be reduced. The bulbs will be reduced from 70 watt to 36 watt. An updated lighting schedule will be provided. The freestanding sign along the roadway is not permitted to be lit. The wall mounted sign is proposed to have gooseneck lighting and will be turned off at the close of business or by 11:00 p.m.

The signage was discussed. The size of the temporary sign as shown on the site plan requires a variance. The applicant will revise the size to comply with the ordinance. Construction will be staged to comply with the ordinance that permits temporary signs for 30 days.

Mr. Gesario agreed to clarify the dimensions of the western play area to confirm the square footage is correct.

Corey Chase was sworn in. Mr. Chase, Atlantic Traffic Design Engineers, gave the Board his qualifications and was accepted as an expert traffic engineer. Mr. Chase described his methodology in preparing the traffic report for the project dated September 15, 2017. Primary access to the site will be from one full movement driveway on Vreeland Drive. The subject development is projected to generate about 50 new vehicles during peak hours. Approximately half of the vehicles that will enter and exit the development are people who are already on the roadway. The existing traffic lights on the east and west side of Vreeland create gaps in traffic that allow vehicles to process into and out of the stop controlled intersection. The intersection will continue to operate satisfactorily with the proposed Goddard School development.

Mr. Fishinger questioned Mr. Chase. Mr. Chase confirmed that the traffic analysis accounts for the additional developments in the area, particularly the Dunkin Donuts and Montgomery Promenade. The 9' wide parking stalls are adequate. Typically parents will park in every other stall to give enough room for loading and unloading of the children. There will not be pick up and drop off permitted directly in front of the building. Parents are required to park their vehicles and walk the child into the classroom.

Mr. Fishinger testified that he is satisfied that their analysis shows there are enough gaps. It is possible to provide signage to direct people to Research Way to the signalized intersection for left turn movements if it becomes difficult to make the left turn at Vreeland.

Mr. Matthews opened the meeting to the public. There was no public comment. A motion to close the public hearing was made by Mr. Trzaska and seconded by Mayor Conforti. The motion carried on the following voice call vote: Ayes (6) Nays (0) Abstentions (0)

The members of the Site Plan Committee will informally discuss the emergency access issue with the Fire Marshal.

The application was continued to the February 5, 2018 Planning Board meeting. No further notice is required.

There being no further business to come before the Board, the meeting was adjourned at 9:30 p.m.