

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
JUNE 18, 2018**

**MINUTES**

Vice Chairman Wilson called the meeting to order at 7:31 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:** Vice Chairman Wilson; Mr. Campeas; Mayor Conforti; Mr. DeRochi; Mr. Matthews; Mr. Sarle; Mr. Conry, Alternate #2

**ALSO PRESENT:** Francis P. Linnus, Board Attorney; Michael Sullivan, Board Planner; Ms. Chrusz, Board Secretary

**I. SALUTE TO THE FLAG**

**II. PUBLIC PARTICIPATION - None**

**III. APPLICATION POSTPONED**

**Case PB-06-18**                      **Applicant: Montgomery Township**  
Block 23001 Lot 13  
Submission Waivers and Minor Subdivision with Bulk Variances  
Expiration Date – 120 Days from Submission Waiver Approval  
Affidavit of Notification and Publication Required

The above application has been postponed. New notice will be issued when a new date has been determined.

**IV. REDEVELOPMENT PLAN**

**Presentation of the Kepner-Tregoe Redevelopment Plan for Block 28004 Lot 7 and Block 28005 Lot 66 also known as 9 Hartwick Drive and 17 Research Road**

Mr. Sullivan described the plan. On April 5, 2018 the Township Committee directed the Planning Board to study this area as an area in need of redevelopment. The property that is the subject of the Plan was occupied by the former Kepner-Tregoe office and research development and a vacant parcel. A Non-condemnation Preliminary Investigation was prepared. The Board held a public hearing and recommended that it be designated as an area in need of redevelopment. Subsequently, the Township Committee directed the Planning Board to prepare a Redevelopment Plan which is really an ordinance.

The Kepner-Tregoe Redevelopment Plan is a vehicle that is designed to facilitate financing of the affordable housing and development within the area that has already been designated as a planned mixed use development (PMUD) overlay zone. The goals and objectives contained within the Redevelopment Plan and the zoning regulations are all identical to those of the PMUD. The plan specifies how agreements are made, the obligations of developers and the authority of the Redevelopment Authority to negotiate and come to agreements with developers. The Affordable Housing requirements that are contained in the PMUD are repeated in the Redevelopment Plan which is consistent with the Draft Affordable Housing Settlement that is being worked on right now. The Redevelopment Plan requires no condemnation and no relocation. It is consistent with the Master Plan, the State Plan and the County Master Plan. It requires all plans that are developed under the Redevelopment Plan to be consistent with the Redevelopment Plan and it does not impact any existing approvals pursuant to the PMUD.

Vice Chairman Wilson opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mayor Conforti and seconded by Mr. Sarle. The motion carried unanimously.

A motion to recommend the Redevelopment Plan and adopt the resolution was made by Mr. DeRochi and seconded by Mr. Sarle. The motion carried on the following:

Ayes: Campeas, Conforti, DeRochi, Matthews, Sarle, Wilson and Conry  
Nays: None

**V. MINUTES**

**May 21, 2018 – Regular Meeting**

A motion to approve the minutes was made by Mayor Conforti, which was seconded by Mr. Conry. The motion carried on the following roll call vote:

Ayes: Wilson, Campeas, Conforti, DeRochi, Matthews, Sarle, and Conry

Nays: None

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