

**MONTGOMERY TOWNSHIP ZONING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
SEPTEMBER 25, 2018**

MINUTES

Chairman DeRochi called the meeting to order at 7:32 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman DeRochi; Mr. Fedun; Mr. Kabis; Mr. Kristjanson (arrived 7:36 p.m.); Mr. Wu (arrived 7:37 p.m.); Mr. Sudol, Alternate #2; Mr. Patel, Alternate #3

ALSO PRESENT: Mark R. Peck, Esquire; Joseph Palmer, Zoning Officer

I. SALUTE TO THE FLAG

II. RESOLUTIONS

Case BA-01-18 **Applicant: Paulina Dabek**
Block 15015 Lot 8 (Formerly Lots 8-11 and 25-28) – 159 Dutchtown-Harlingen Road
Bulk Variances

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

Ayes: DeRochi, Fedun, Kabis, Sudol and Patel

Nays: None

Case BA-03-18 **Applicant: Montgomery Township**
Block 23001 Lot 13 – 124 Montgomery Road
Submission Waivers, Minor Subdivision and Conditional Use Variance

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

Ayes: DeRochi, Fedun, Kabis and Sudol

Nays: None

III. APPLICATION CONTINUATION

Case BA-02-18 **Applicant: Montgomery Township Fire Company No. 1**
Block 6001 Lots 1.01 & 2 – 35 Belle Mead-Griggstown Road
Submission Waivers and Preliminary and Final Major Site Plan with Use and Bulk Variances
Expiration Date – 120 Days from Submission Waiver Approval
Affidavit of Notification and Publication Required

The above application has been postponed to the October 16, 2018 Zoning Board meeting. No further notice will be served.

IV. EXTENSION REQUEST

Case BA-01-17 **Applicant: Sean Napolitano**
Block 27001 Lot 2 – 81 Burnt Hill Road
Extension of Bulk Variance Approval

Richard Schatzman, Esquire represented the applicant. The property is in the R-5 zone. On September 19, 2017 the Board approved variances to remove the existing dwelling and construct a new dwelling. The only conditions left before they can submit for a building permit are a cut and fill application to the Township Engineer, a completed elevation plan for the floodplain and a sign-off from the Somerset County Planning Board. Mr. Schatzman summarized the conditions that have been satisfied. The applicant would like a one year extension running from September 19, 2018.

Chairman DeRochi opened the meeting to the public. There being no public comment a motion to close public comment was made by Mr. Fedun and seconded by Mr. Sudol. The public hearing was unanimously closed.

There was discussion about how a year seemed like a long time to complete the items that remain. Mr. Schatzman responded it is not unreasonable.

Chairman DeRochi agreed that it is probably longer than they will need but didn't see any reason not to grant it.

A motion to approve the extension was made by Mr. Kristjanson and seconded by Mr. Sudol. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Kristjanson, Wu, Sudol and Patel

Nays: None

V. MINUTES

August 21, 2018 – Regular Meeting

A motion to approve the minutes was made by Mr. Kabis and seconded by Mr. Sudol. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Wu, Sudol and Patel

Nays: None

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