

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
JUNE 17, 2019**

MINUTES

Chairman Campeas 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 Campeas; Vice Chairman Roberts; Mr. DeRochi; Mayor Jaffer; Mr. Mani; Mr. Matthews; Mr. Schuldiner; Mr. Wilson; Mr. Conry, Alternate #2; Mr. Laskey, Advisor

ALSO PRESENT: Kristen Seibold, Esquire, Board Attorney; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. APPLICATION

Case PB-04-19 **Applicant: Montgomery Township**
Block 25001 Lots 3 and 7 – Camp Meeting Avenue and Hollow Road
Submission Waiver and Minor Subdivision with Bulk Variances
Expiration Date – October 4, 2019
Affidavit of Notification and Publication Required

Kevin Van Hise, Esquire represented the Township. The application is for minor subdivision or a lot line adjustment. The Township has partnered with the Sourland Conservancy and the Stoutsburg Sourland African American Museum to purchase and preserve Lots 3 and 7. The Township owns adjoining Lot 7.01 which is improved with the Bessie Grover Park and acquiring Lot 7 will give the Township the opportunity to add to the park. When the survey was completed the encroachment of the existing dwelling and the storage/garage building was discovered. The Museum currently leases the AME Church and plans to acquire it. With the additional property (Lot 3) they will add to and rehab the Church as well as design, construct and operate a museum on the site. The Museum would like to preserve and utilize the dwelling and demolish the storage building in the future.

Ms. Savron described the requested variances for lot size (which is preexisting) and the rear yard setback for the house. The situation is being improved. The dwelling is currently 9 feet over the lot line and will be 12 feet from the lot line after the subdivision. There are no detriments to the zone plan and no negative impact on the neighboring residential properties.

Chairman Campeas opened the meeting to the public.

David Berends, 31 Camp Meeting Road, said he is happy this will be open space and that the AME Church will be preserved.

Chris Boraski, 1 Camp Meeting Road, said he also supports the application. He is happy the property will be used to expand Bessie Grover Park.

Dante DiPirro, Sourland Conservancy, said he is in favor of the application and appreciates the Township working with them to try to preserve the land. The Conservancy is working with members of the museum to acquire the museum space and use Lot 3 in a way that will promote the environmental characteristics of the area and bring people to the site.

There being no further public comment a motion to close the public hearing was made by Mayor Jaffer and seconded by Mr. Schuldiner. The motion carried unanimously.

A motion to approve the application was made by Mr. Mani and seconded by Mayor Jaffer. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Jaffer, Mani, Matthews, Roberts, Schuldiner, Wilson and Conry

Nays: None

A motion to memorialize the resolution was made by Vice Chairman Roberts and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Jaffer, Mani, Matthews, Roberts, Schuldiner, Wilson and Conry

Nays: None

IV. MINUTES

June 3, 2019 – Regular Meeting

A motion to approve the minutes was made by Mr. Mani and seconded by Vice Chairman Roberts. The motion carried on the following:

Ayes: Campeas, Roberts, DeRochi, Jaffer, Mani, Matthews, Schuldiner, Wilson and Conry

Nays: None

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