

**MONTGOMERY TOWNSHIP ZONING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REORGANIZATION AND REGULAR MEETING  
JANUARY 21, 2020**

**MINUTES**

Zoning Officer Palmer called the meeting to order at 7:40 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:** Mr. Blodgett; Mr. DeRochi; Mr. Fedun; Mr. Kabis; Mr. Stenull; Ms. Rosenthal, Alternate #1; Ms. Yildiz-Odeh; Alternate #3; Mr. Sudol, Alternate #4

**ALSO PRESENT:** Mark Peck, Esquire; Michael Sullivan, Joseph Palmer and Kent Huang

**I. SWEARING IN OF NEW MEMBERS**

Mr. Blodgett and Mr. Stenull were sworn in as regular members. Ms. Rosenthal and Ms. Yildiz-Odeh were sworn in as alternates.

**II. SALUTE TO THE FLAG**

**III. REORGANIZATION**

**A. Election of Officers**

**1. Call for Nominations for Chairman**

Mr. DeRochi was nominated as Chairman by Mr. Blodgett, which was seconded by Mr. Kabis. There were no further nominations.

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

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh

Nays: None

**2. Call for Nominations for Vice Chairman**

Mr. Fedun was nominated as Vice Chairman by Mr. DeRochi, which was seconded by Mr. Blodgett. There were no further nominations.

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

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh

Nays: None

**3. Call for Nominations for Chair Pro Temp**

Mr. Kabis was nominated as Chair Pro Temp by Vice Chairman Fedun, which was seconded by Chairman DeRochi. There were no further nominations.

The following roll call vote was taken for Mr. Kabis as Chair Pro Temp.

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh

Nays: None

**B. Appointment of Recording Secretary – Joseph Palmer**

Mr. Palmer was appointed as Recording Secretary on a motion by Mr. Kabis which was seconded by Vice Chairman Fedun. This carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh

Nays: None

**C. Meeting Schedule**

BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Montgomery that the monthly meetings of the Board will be scheduled on the following dates in 2020 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 sent to the officially designated newspapers.

	July 21, 28	January 19, 2021
February 18, 25	August 18, 25	
March 17, 24	September 15, 22	
April 21, 28	October 20, 27	
May 19, 26	November 17, 24	
June 16, 23	December 15	

Mr. Kabis made a motion to adopt the meeting schedule, which was seconded by Mr. Blodgett. This carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh  
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 Vice Chairman Fedun, which was seconded by Mr. Kabis. This carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh  
Nays: None

**E. Appointment of Subcommittee**

**I. Site Plan/Subdivision Committee (meets the 1<sup>st</sup> Tuesday of each month at 8:30 a.m.)**

Chairman DeRochi was appointed to the Site Plan/Subdivision Committee and Ms. Rosenthal was appointed as the alternate.

**F. NJ Federation of Planning Officials - Renewal of Membership**

Combination Membership - Zoning Board Membership - \$185.00

A motion to renew the membership was made by Vice Chairman Fedun, which was seconded by Mr. Blodgett. This carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh  
Nays: None

**G. Appointment of Professional Services under the "Local Unit Pay-to-Play Law"**

Chairman DeRochi read resolution 01-2020 to appoint the following professionals for 2020:

- 1. Appointment of Legal Counsel – Florio Perrucci Steinhardt & Fader, LLC**
- 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 – Environmental Resolutions, Inc.**
- 6. Appointment of RF Engineer – Dr. Bruce Eisenstein**

A motion to appoint the professionals was made by Mr. Kabis, which was seconded by Mr. Blodgett. This carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun, Kabis, Stenull, Rosenthal and Yildiz-Odeh  
Nays: None

**H. Swearing in of Board Professionals**

Mr. Sullivan was sworn in.

**IV. MINUTES**

**December 17, 2019 – Regular Meeting**

A motion to approve the minutes was made by Vice Chairman Fedun, which was seconded by Mr. Sudol. The motion carried on the following roll call vote:

Ayes: Blodgett, DeRochi, Fedun and Sudol

Nays: None

**V. BOARD MEMBER PRESENTATION**

Mr. Sullivan discussed the responsibilities of the Board and the specific types of variances the Board will hear. He referenced his Member Workshop memo dated January 21, 2020. He listed the powers of the Board of Adjustment which are outlined in the Municipal Land Use Law and described each. Mr. Peck gave examples of the different types of variances. There was a question and answer period.

There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.