

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
FEBRUARY 3, 2020**

MINUTES

Chairman Campeas called the meeting to order at 7:32 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; Ms. Bell; Mr. DeRochi; Ms. Keenan; Mr. Mani; Mr. Matthews; Mr. Schuldiner; Mr. Wilson; Mr. Glockler, Alternate #1; Mr. Battle, Alternate #2; Mr. Laskey, Advisor

ALSO PRESENT: Karen Cayci, Esquire, Board Attorney; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. APPOINTMENT OF PROFESSIONAL SERVICES UNDER THE “LOCAL UNIT PAY-TO-PLAY LAW”

Chairman Campeas read the resolution to award a contract to Bright View Engineering, LLC as Traffic Engineer for the 2020 year.

A motion to appoint Bright View Engineering was made by Mr. DeRochi and seconded by Vice Chairman Roberts. This was carried on the following roll call vote:

Ayes: Bell, DeRochi, Keenan, Mani, Matthews, Roberts, Schuldiner, Wilson and Campeas

Nays: None

III. PUBLIC PARTICIPATION - None

IV. RESOLUTION

Case PB-03-19 **Applicant: Country Club Meadows, LLC**
Block 4020 Lot 1 – Scarborough Road and Route 206
Preliminary and Final Major Site Plan with Bulk Variances

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: Bell, Keenan, Mani, Matthews, Roberts, Schuldiner, Wilson and Campeas

Nays: None

V. ORDINANCE RECOMMENDATION

Land Development Ordinance No. 20-1625

AN ORDINANCE AMENDING THE ZONING MAP AND 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 SECTION 16-3.6 LISTING OF DESIGNATED LOCAL HISTORIC SITES WITHIN THE LANDMARKS PRESERVATION OVERLAY AREA

Ms. Savron noted that in addition to the two new properties to be added, the ordinance references the new block and lot numbers that have changed over time and adds two properties that had been recommended in a previous Master Plan.

The Board found the ordinance substantially consistent with the Master Plan.

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

Ayes: Belle, DeRochi, Keenan, Mani, Matthews, Roberts, Schuldiner, Wilson and Campeas

Nays: None

VI. MINUTES

January 6, 2020 – Reorganization and Regular Meeting

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

Ayes: Bell, DeRochi, Keenan, Mani, Matthews, Roberts, Schuldiner, Wilson and Campeas

Nays: None

VII. BOARD MEMBER PRESENTATION

Ms. Cayci summarized the areas of the Planning Board's authority. There was discussion on the types of variances the Board can grant, the difference between variances and design waivers, the difference between submission waivers and design waivers, off-tract improvement and development fees and the Board's power to require an applicant to comply with the various advisory Committee comments. Ms. Cayci discussed the various conflicts a Board member may have, that the Board should not discuss applications via email and members should not communicate with the public about an application.

There being no further business to come before the Board, the meeting was adjourned at 8:45 p.m.