Chairman Campeas called the meeting to order at 7:30 p.m. and read the opening statement - Although this meeting is the regularly scheduled meeting of the Montgomery Township Planning Board, due to the State of Emergency that exists as a result of the COVID-19 Coronavirus crisis, and in accordance with Executive Order No. 104 issued by Governor Murphy on Monday, March 16 limiting public gatherings, this meeting is being held virtually by webcast, simulcast on Comcast Cable Channel 29, and public participation is enabled by Zoom Meeting. Instructions for participating in this meeting are provided on the Township’s website at www.twp.montgomery.nj.us

Ms. Savron made an announcement to the public on how to call in to the meeting if they wish to comment or ask questions.

BOARD MEMBERS PRESENT: Chairman Campeas; Vice Chairman Roberts; Ms. Bell; Mr. DeRochi; Ms. Keenan; Mr. Mani; Mr. Matthews; Mr. Schuldiner; Mr. Glockler, Alternate #1; Mr. Battle, Alternate #2 (arrived 7:36 p.m.)

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

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT – None

III. RESOLUTION

Case PB-01-20 Applicant: ESNJ-BL-Skillman, LLC Block 34001 Lots 38.01, 38.001 and 38.03 Submission Waivers and Preliminary and Final Major Site Plan with Bulk Variances

Michael Fedun, Esquire and Richard Loeffler represented the applicant.

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

Ayes: Bell, DeRochi, Keenan, Mani, Matthews, Roberts, Schuldiner and Campeas
Nays: None

IV. ORDINANCE RECOMMENDATION


Ms. Savron summarized the ordinance. The ordinance addresses building height in two zones. In the APT/TH zone, located off of Blue Spring and River Road, there is a parcel known as the Trap Rock parcel that is being developed as part of the Affordable Housing plan. Years ago, the Township ordinance was revised to amend the way the height of a structure is measured. Due to the topography of the site, some of the buildings will be taller than what is permitted because of the previous ordinance change regarding how height is measured. The height measurement was changed to really address single family homes. This ordinance amendment will bring the development into conformance with what is already constructed in the zone. The SSIZ-2 zone is a property that is being redeveloped in accordance with the Affordable Housing plan. The property is a long narrow site and has a grade that rises from Route 206. During review of the application at the Site Plan/Subdivision Committee there was a suggestion that the proposed retaining wall along Route 206 be eliminated. The developer agreed to revise the plan which will expose more of the foundation but the roof height will not increase.

The Board found the ordinance substantially consistent with the Master Plan.
A motion to recommend the ordinance as written was made by Mr. Mani and seconded by Mr. DeRochi. The motion carried on the following roll call vote:
Ayes: Bell, DeRochi, Glockler, Keenan, Mani, Matthews, Roberts, Schuldiner and Campeas
Nays: None

V. MINUTES

June 1, 2020 – Regular Meeting

A motion to approve the minutes was made by Mr. Schuldiner and seconded by Ms. Bell. The motion carried on the following roll call vote:
Ayes: Bell, DeRochi, Glockler, Keenan, Mani, Matthews, Roberts, Schuldiner and Campeas
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.