

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MARCH 2, 2020**

MINUTES

Chairman Campeas called the meeting to order at 7:31 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; Ms. Keenan; Mr. Mani; Mr. Matthews; Mr. Schuldiner; Mr. Wilson; Mr. Battle, Alternate #2; Mr. Laskey, Advisor

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

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT – None

III. ORDINANCE RECOMMENDATION

Land Development Ordinance No. 20-1631

AN ORDINANCE AMENDING CHAPTER XVI “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF MONTGOMERY, IN SOMERSET COUNTY, NEW JERSEY (1984) REGARDING PERFORMANCE AND MAINTENANCE GUARANTEES, START OF CONSTRUCTION AND INSPECTIONS

Ms. Savron confirmed the ordinance is to bring the Township in compliance with the bonding requirements as revised by the State. Some examples of items that can no longer be bonded include private parking lots, lighting, storm sewers in private roads, etc. The Board discussed whether the Township could tie the issuance of a Certificate of Occupancy to insure the improvements that are no longer bonded are installed correctly.

A motion to recommend the ordinance was made by Mr. Wilson and seconded by Vice Chairman Roberts. The motion carried on the following roll call vote:

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

Nays: None

IV. NEW BUSINESS

Board discussion of Township Committee Resolution #20-2-45 directing the Planning Board to conduct a preliminary investigation to determine whether certain property located on Orchard Road/Headquarters Park Drive, designated as Lot 10.05 in Block 20001 on the tax map of Montgomery, meets the criteria for designation as a non-condemnation redevelopment area.

Ms. Savron described the project which is 100% senior affordable units. The affordable units are just one component of the overall development of this property which includes the new municipal building, the library and possibly EMS. This step is the study to get to the designation.

A motion to authorize Clarke Caton and Hintz to undertake a study and prepare a preliminary investigation report was made by Mr. Mani and seconded by Vice Chairman Roberts. The motion carried on the following roll call vote:

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

Nays: None

V. MINUTES

December 16, 2019 – Regular Meeting

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

Ayes: Campeas, Roberts, DeRochi, Mani, Matthews and Schuldiner

Nays: None

February 3, 2020 – Regular Meeting

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

Ayes: Campeas, Roberts, DeRochi, Mani, Matthews and Schuldiner

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:49 p.m.