

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

MINUTES

Chairman Campeas called the meeting to order at 7:48 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 Webinar.

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

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

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT – None

III. RESOLUTIONS

Case PB-04-20 Applicant: Roy Taft
Block 19001 Lots 26 & 27 – Orchard Road
Submission Waivers and Minor Subdivision with Bulk Variances

The above resolution was carried to a December meeting.

Resolution Adopting Emergency Remote Meeting Protocols, Procedures and Requirements for Public Participation at Remote Meetings

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

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

Resolution Recommending That The Site Described As Block 20001, Lot 10.05 And More Specifically Described As Real Property Located On Orchard Road (Orchard Road/Headquarters Park Drive Tract) Should Constitute An Area In Need Of Redevelopment In Accordance With The Criteria Set Forth In N.J.S.A. 40A:12A-5

A motion to adopt the resolution 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, Wilson and Campeas
Nays: None

Case PB-06-20 Applicant: M. Faizi
Block 30001 Lot 40 – 30 Planters Row
Soil Hauling

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

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

Case PB-05-20 Applicant: Country Club Meadows, LLC
Block 4028 Lots 3 & 5 Windsor Road and Cheshire Lane
Minor Subdivision /Lot Line Adjustment

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

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

Case PB-10-19 Applicant: CC1377, LLC
Block 29002 Lot 45 – 1377 Route 206
Submission Waiver and Preliminary and Final Major Site Plan with Bulk Variance

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

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

IV. EXTENSION REQUEST

Case PB-08-11 Applicant: W. Bryce Thompson, IV
Block 15001 Lot 5 – Belle Mead Blawenburg Road and Brandywine Road
One Year Extension of the Preliminary and Final Major Subdivision with Variance Approval for Sourland View

Richard Schatzman, Esquire represented the applicant and noted the applicant is now The Estate of Bryce Thompson. The application is a preliminary and final subdivision with bulk variances for 5 single family lots, an open space lot and a detention basin lot. The resolution was memorialized on November 19, 2018 memorializing the action by the Board on September 17, 2018. The subdivision has a 13+ acre open space lot to be dedicated to the Township. The subdivision has been delayed by the death of Mr. Thompson and the time it is taking to settle the Estate. The Somerset County Planning Board issued their approval on July 23, 2020. The path layout on the open space lot has been settled. The applicant has to go back to the Board of Health for reapproval of the soil tests for the septic systems. COVID-19 has also held up the project.

The meeting was opened to the public. There being no public comment, the public hearing was unanimously closed.

Board members were of the opinion that the Board spent a lot of time with the design of the project and they did not want to see the approval lapse.

A motion to approve the one-year extension was made by Mr. Matthews and seconded by Mr. Mani. The motion carried on the following roll call vote:

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

V. MINUTES

August 17, 2020 – Regular Meeting

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

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

There being no further business to come before the Board the meeting was adjourned at 8:05 p.m.