

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REORGANIZATION AND REGULAR MEETING  
JANUARY 9, 2012**

**MINUTES**

Ms. Savron called the meeting to order at 8:00 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:** Mr. Conforti; Ms. Davis; Ms. Dyer; Mr. Mason; Mr. Matthews; Mr. Some (left at 8:10 p.m.); Mayor Trzaska; Mr. Glockler, Alternate No. 1; Mr. DeRochi, Alternate No. 2

**ALSO PRESENT:** Francis P. Linnus, Esq., Board Attorney; Ms. Odud, Board Engineer; Ms. Coppola, Board Planner; Mr. Bartolone, Board Landscape Architect; Ms. Savron, Secretary

**I. SWEARING IN OF NEW MEMBERS**

Mr. Linnus swore in Mr. Conforti, Ms. Davis; Ms. Dyer, Mayor Trzaska and Mr. DeRochi.

**II. REORGANIZATION**

**A. Election of Officers**

**1. Call for Nominations for Chairman**

A nomination of Mr. Some was made by Mr. Matthews which was seconded by Mr. Conforti.

There being no further nominations, a motion to close nominations was made by Mr. Conforti, which was seconded by Mayor Trzaska. This carried on the following voice call vote: Ayes (9) Nays (0)

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

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

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

The nomination of Mr. Matthews was made by Mr. Conforti, which was seconded by Mr. Mason.

There being no further nominations, a motion to close nominations was made by Mr. Conforti, which was seconded by Mayor Trzaska. This carried on the following voice call vote: Ayes (9) Nays (0)

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

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

**3. Call for Nominations for Secretary**

The nomination of Ms. Dyer was made by Vice Chairman Matthews, which was seconded by Mayor Trzaska.

There being no further nominations, Mr. Conforti made a motion to close the nominations which was seconded by Vice Chairman Matthews. This carried on the following voice call vote: Ayes (9) Nays (0)

The following roll call was taken for Ms. Dyer as Secretary:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

**C. Appointment of Recording Secretary**

The nomination of Ms. Savron as Recording Secretary was made by Vice Chairman Matthews, which was seconded by Mr. Mason. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

**C. Meeting Schedule**

**1. PLANNING BOARD MEETINGS**

**BE IT RESOLVED** by the Planning Board of the Township of Montgomery the regular monthly meetings of the Board will be held on the following dates in 2012 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 mailed to the officially designated newspapers.

February 6	July 2, 16	December 3, 17
March 5, 19	August 6, 20	January 7, 2013
April 2, 16	September 17	
May 7, 21	October 1, 15	
June 4, 18	November 5, 19	

A motion to adopt the Planning Board meeting schedule was made by Vice Chairman Matthew, which was seconded by Mayor Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

**2. SITE PLAN/SUBDIVISION COMMITTEE MEETINGS**

**BE IT RESOLVED** by the Planning Board of the Township of Montgomery that the Site Plan/Subdivision Committee regular monthly meetings will be held on the following dates in 2012 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. The following notice shall be mailed to the officially designated newspapers. All interested persons may attend those portions of the meeting that the applicant is being heard.

February 13	August 13
March 12	September 10
April 9	October 8
May 14	November 13
June 11	December 10
July 9	January 14, 2013

A motion to adopt the Site Plan/Subdivision Committee meeting schedule was made by Mayor Trzaska, which was seconded by Ms. Dyer. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

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 Mr. Mason, which was seconded by Mayor Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

**E. Appointment of Subcommittees**

**1. Site Plan/Subdivision Committee**

**Member 1:** Mr. Some, Chair

**Member 2:** Mr. Conforti

**Member 3:** Mayor Trzaska

**Member 4:** Ms. Dyer

**2. Master Plan/Land Development Ordinance Update Committee**

**Member 1:** Mr. Some

**Member 2:** Mayor Trzaska

**Member 3:** Mr. Matthews

**Member 4:** Mr. Conforti

**3. Planning Board Liaison to Traffic Advisory Committee**

**Member 1:** Mayor Trzaska

**4. Planning Board Liaison to Economic Development Commission**

**Member 1:** Mr. E. Willson

**Member 2:** Mr. Mason

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

Combination Membership - Planning Board Membership – \$180.00

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

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

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

Chairman Some read the resolution to appoint the following professional staff:

- 1. **Appointment of Legal Counsel – Francis P. Linnus**
- 2. **Appointment of Board Planner – Coppola and Coppola Associates**
- 3. **Appointment of Traffic Engineer – McDonough and Rea Associates**
- 4. **Appointment of Landscape Architect – Richard Bartolone**
- 5. **Appointment of Board Engineer – Birdsall Engineering**

A motion to appoint the professional staff was made by Mayor Trzaska, which was seconded by Vice Chairman Matthews. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Some, Trzaska, Glockler and DeRochi

Nays: None

Mr. Linnus swore in Ms. Odud, Ms. Coppola and Mr. Bartolone for the entire year.

**III. PUBLIC PARTICIPATION**

There was no public participation.

**Chairman Some turned the meeting over to Vice Chairman Matthews.**

**IV. ADMINISTRATIVE BUSINESS**

**A. RESOLUTIONS**

**Case PB-05-03            Applicant:    CLD Group, LLC**  
 Block 6001 Lot 8  
 Final Major Subdivision

Richard Schatzman, Esquire represented the applicant.

A motion to memorialize the resolution was made by Ms. Dyer, which was seconded by Mr. Glockler. This was carried on the following roll call vote:

Ayes: Dyer, Glockler and Matthews

Nays: None

Mr. Schatzman and Mr. Richard Grosso, Jr. asked about soil movement and early starts. Richard Grosso, Jr. was sworn in. Mr. Grosso said he would like to move about 7,000 cubic yards or about 500 truckloads. The soil will be moved to the Van Cleef job on Township Line Road in Hillsborough. The route will be Bellemead-Griggstown, to Willow to Township Line Road. There will be no trucks running the same time as school buses. The movement of the soil is subject to the approval of the Hillsborough Township Engineer.

A motion to approve the soil hauling subject to the conditions was made by Ms. Dyer, which was seconded by Mr. Mason. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Trzaska, Glockler and DeRochi

Nays: None

Mr. Schatzman said they would also like to request an early start for a house on proposed Lot 8.07. Ms. Coppola said under normal circumstances they would be allowed to build a house in the subdivision but this subdivision has an existing house that is to remain. Therefore, until the map is filed they can't construct another house unless the Board allows an early start. The lot abuts Bellemead-Griggstown Road so emergency vehicles will have access. The early start would be for footing and foundation only. The ordinance requires the following: the final construction plans and a lot specific

grading plan are to be reviewed, approved and signed by the appropriate township officials, a performance guarantee shall be posted, payment of inspection fees, landscape escrow and any other fees, the final plat and any easements shall be filed, outside agency approval letters shall be submitted and a preconstruction meeting is to be scheduled. Installation and acceptance of soil erosion and sediment control devices and delineation of all limits of construction shall be completed and installation of on- site utilities.

The applicant will not be able to install the stormwater detention basin structure and associated piping because the basin is at the far end of the cul-de-sac and will not be able to comply with the stockpiling. The Board will waive that requirement. Mr. Linnus said the Board will need to waive the requirement that permits 5% of the development to be an early start. The new road up to the proposed driveway will be installed if required by the Township Engineer or Fire Official. The road can be stone with no curb subject to concurrence with the Fire Marshal.

A motion to approve subject to the conditions was made by Mayor Trzaska, which was seconded by Ms. Dyer. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Mason, Matthews, Trzaska, Glockler and DeRochi

Nays: None

## **V. MINUTES**

### **December 5, 2011 – Regular Meeting**

A motion to approve the minutes was made by Ms. Dyer, which was seconded by Vice Chairman Matthews. This was carried on the following roll call vote:

Ayes: Dyer, Glockler and Matthews

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.