

**MONTGOMERY TOWNSHIP ZONING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REORGANIZATION AND REGULAR MEETING  
JANUARY 17, 2012**

**MINUTES**

Chairman Walker called the meeting to order at 7:35 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

**BOARD MEMBERS PRESENT:** Mr. Gamache; Mr. Petraske; Mr. Sugden, Mr. Walker; Mr. Wilson; Mr. Voitach (arrived 7:40 p.m.); Mr. Cheskis, Alternate #1; Mr. Francolini, Alternate #2; Mr. Thompson, Alternate #3; Ms. Covello, Alternate #4

**ALSO PRESENT:** Ms. Savron, Planning Director, Patricia Graham, Township Committee Liaison

Ms. Graham introduced herself to the Board.

**I. REORGANIZATION**

**A. Appointment of Temporary Chairman**

Ms. Savron was nominated as Temporary Chairman by Mr. Cheskis, which was seconded by Mr. Wilson. This carried on the following roll call vote:

Ayes: Cheskis, Francolini, Gamache, Petraske, Sugden, Walker, and Wilson

Nays: None

**B. Election of Officers**

**1. Call for Nominations for Chairman**

Mr. Walker was nominated as Chairman by Mr. Gamache, which was seconded by Mr. Petraske. There were no further nominations. Mr. Wilson motioned to close nominations, which was seconded by Mr. Cheskis. This carried on the following voice call vote: Ayes (7) Nays (0)

The following roll call vote was taken for Jerry Walker as Chairman:

Ayes: Cheskis, Francolini, Gamache, Petraske, Sugden and Wilson

Nays: None

Abstentions: Walker

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

Mr. Gamache was nominated as Vice Chairman by Mr. Wilson, which was seconded by Mr. Cheskis. There were no further nominations. Chairman Walker motioned to close nominations, which was seconded by Mr. Francolini. This carried on the following voice call vote: Ayes (7) Nays (0)

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

Ayes: Cheskis, Francolini, Petraske, Sugden, Walker and Wilson

Nays: None

Abstentions: Gamache

**3. Call for Nominations for Chair Pro Temp**

Mr. Petraske was nominated as Chair Pro Temp by Chairman Walker, which was seconded by Mr. Cheskis. There were no further nominations. Chairman Walker motioned to close nominations, which was seconded by Mr. Wilson. This carried on the following voice call vote: Ayes (7) Nays (0)

The following roll call vote was taken for Mr. Petraske as Chair Pro Temp.

Ayes: Cheskis, Gamache, Sugden, Walker, Wilson and Voitach

Nays: None

Abstentions: Petraske

**C. Appointment of Recording Secretary – Joseph Palmer**

Mr. Palmer was appointed as Recording Secretary by Chairman Walker, which was seconded by Vice Chairman Gamache. This carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Walker, Wilson and Voitach

Nays: None

**D. Meeting Schedule**

BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Montgomery that the monthly meetings of the Board will be scheduled 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, but provided further that the Zoning Board will ordinarily meet on one date per month with the other scheduled meeting date to be utilized only as may be necessary for special circumstances. Special work sessions scheduled periodically will be noticed as required upon scheduling. The following notice shall be sent to the officially designated newspapers.

|                       |                  |                  |
|-----------------------|------------------|------------------|
| <del>January 24</del> | July 17, 24      | January 15, 2013 |
| February 21, 28       | August 21, 28    |                  |
| March 20, 27          | September 18, 25 |                  |
| April 17, 24          | October 16, 23   |                  |
| May 15, 22            | November 20, 27  |                  |
| June 19, 26           | December 18      |                  |

Chairman Walker explained why two meetings were being scheduled each month. It is anticipated this year will be another heavy workload year due to the cell tower case. A meeting will be cancelled if there is not enough business to conduct.

Mr. Cheskis requested that the Board try to end the meetings by 11:00 p.m. or 11:30 p.m. Chairman Walker suggested something be put in the Board's rules so it could be used as a guideline.

Since the existing cell tower application has been rescheduled for a February meeting, the Board decided the January 24<sup>th</sup> meeting should be deleted from the schedule.

Mr. Wilson made a motion to adopt the meeting schedule with the deletion of the January 24<sup>th</sup> date, which was seconded by Chairman Walker. This carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

#### **E. 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. Wilson, which was seconded by Vice Chairman Gamache. This carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

#### **F. Appointment of Subcommittee**

##### **I. Site Plan/Subdivision Committee**

Member 1: Mr. Cheskis

The second member will be appointed at the next meeting.

#### **G. NJ Federation of Planning Officials - Renewal of Membership**

Combination Membership - Zoning Board Membership - \$180.00

A motion to renew the membership was made by Chairman Walker, which was seconded by Mr. Wilson. This carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

#### **H. Appointment of Professional Services under the "Local Unit Pay-to-Play Law"**

Chairman Walker read a resolution to go into closed session to discuss a matter involving professional appointments. A motion to go into closed session was made by Mr. Petraske, which was seconded by Mr. Woitach. This was carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

The Board went into closed session.

A motion to reopen the meeting was made by Mr. Wilson, which was seconded by Mr. Petraske. This was carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

Chairman Walker read a resolution to appoint the following professionals:

1. **Appointment of Legal Counsel – Stickel, Koenig and Sullivan**
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 – Remington, Vernick & Vena Engineers, Inc.**

A motion to appoint the professionals was made by Mr. Petraske, which was seconded by Mr. Wilson. This carried on the following roll call vote:

Ayes: Cheskis, Gamache, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

## **II. RESOLUTIONS**

### **Resolution No. 2011-13**

**Case BA-02-09**

**Applicant: Omnipoint Communications, Inc. k/n/a T-Mobile**

Block 8001 Lot 3

Preliminary and Final Major Site Plan with Use Variance

The above resolution was continued to the February 21, 2012 meeting.

## **III. APPLICATION CONTINUATIONS**

**Case BA-12-01/BA-03-08**

**Applicant: Nassau Racquet and Tennis Club, Inc.**

Block 20001 Lot 6

Submission Waivers and Modification to Previously Approved Site Plan

Expiration Date – 120 Days After Submission Waivers are Approved

Affidavit of Notification and Publication Required

The above application was continued to the February 21, 2012 meeting. No further notice is required.

**Case BA-03-08**

**Applicant: Omnipoint Communications, Inc.**

Block 20001 Lot 6

Preliminary and Final Major Site Plan with Use Variance

Expiration Date – 4/30/2012

Affidavit of Notification and Publication Required and Previously Submitted

The above application was continued to the February 21, 2012 meeting. No further notice is required.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.