

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MARCH 2, 2015**

Chairman Conforti called the meeting to order at 7:30 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 Conforti; Vice Chairman Matthews; Ms. Davis; Mr. DeRochi; Mayor Madrid; Mr. Smith; Mr. Wilson

ALSO PRESENT: Mr. Linnus, Board Attorney; Mr. Cline, Board Engineer; Ms. Savron, Secretary

I. SALUTE TO THE FLAG

II. PUBLIC COMMENT

There was no public comment.

III. APPOINTMENT OF SUBCOMMITTEE

1. Planning Board Liaison to Economic Development Committee (Correction to appointments made on January 12, 2015)

Member 1: Mr. Smith

Member 2: Mr. Mani

IV. RESOLUTIONS

Case PB-06-14

Applicant: Baker Chrysler Jeep Dodge, Inc.

Block 35001 Lot 16

Amended Preliminary and Final Major Site Plan with Bulk Variance for Signage

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

Ayes: Davis, DeRochi, Smith and Conforti

Nays: None

Case PB-09-12KH

Applicant: K. Hovnanian Companies

Block 28001 Lots 5.02 and 5.03

Amendment to Phasing Plan

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

Ayes: Davis, DeRochi, Smith and Conforti

Nays: None

Case PB-09-14

Applicant: Bloomberg, LP

Block 34001 Lots 38.01, 38.001, 38.03

Minor Site Plan with Variance

A motion to memorialize the resolution was made by Mr. Wilson, which was seconded by Vice Chairman Matthews. This was carried on the following roll call vote:

Ayes: Conforti, DeRochi, Madrid, Matthews and Wilson

Nays: None

Case PB-06-10

Applicant: Constructural Dynamics, Inc.

Block 1001 Lot 45

Submission Waiver and Minor Site Plan

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

Ayes: Davis, DeRochi, Smith and Conforti

Nays: None

V. APPLICATIONS

Case PB-01-15 **Applicant: John Colombero**
Block 15013 Lot 27.01
Waiver Request from 205' Circle
Expiration Date – 3-28-2015
Affidavit of Notification and Publication Not Required

Michael Ford, Van Cleef Engineering, was sworn in. Mr. Colombero, 284 Sunset Road, was sworn in.

Mr. Ford explained that the 1.007 acre lot was created by subdivision in 1991. Since that time the lot has remained vacant and the lot has been rezoned but is grandfathered. The only new requirement that cannot be met is that a lot be shaped so that a 205' diameter circle can be inscribed which requires a waiver from the Planning Board.

Ms. Savron noted that Staff has reviewed the request and recommends approval.

Chairman Conforti opened the meeting to the public. There being no public comment, the public hearing was unanimously closed on a motion by Ms. Davis and a second by Mr. Wilson.

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

Ayes: Conforti, Davis, DeRochi, Madrid, Matthews, Smith and Wilson

Nays: None

VI. MINUTES

January 12, 2015 – Regular Meeting

A motion to approve the minutes was made by Mr. Wilson, which was seconded by Mr. DeRochi. This was carried on the following roll call vote:

Ayes: Conforti, DeRochi, Madrid, Matthews and Wilson

Nays: None

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