

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
DECEMBER 19, 2016**

MINUTES

Chairman Cheskis called the meeting to order at 7:34 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 Cheskis; Vice Chairman Matthews; Ms. Davis; Mr. DeRochi (left at 7:45 p.m.); Mr. Mani; Mr. Sarle; Mr. Wilson; Mr. Glockler, Alternate #1

ALSO PRESENT: Francis P. Linnus, Board Attorney; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION

There was no public participation.

III. RESOLUTIONS

Case PB-03-16 **Applicant: Empire Holdings, LRP, LLC dba Land Rover Princeton**
Block 35001 Lot 13
Amended Preliminary and Final Major Site Plan

A motion to memorialize the resolution was made by Mr. Wilson and seconded by Mr. Sarle. This carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Mani, Matthews, Sarle and Wilson

Nays: None

Case PB-02-16 **Applicant: Rollins-Western Real Estate Holdings, LLC**
Block 35002 Lot 9
Submission Waivers and Preliminary and Final Major Site Plan with Bulk Variances

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

Ayes: Cheskis, Davis, Mani, Matthews and Wilson

Nays: None

IV. CAPITAL REVIEW

Applicant: Montgomery Township
Block 6001 Lot 24
Acquisition of Open Space

Planning Director Savron explained that the Township is acquiring a portion of the Synagogue's property that is adjacent to other Township owned property. The property is in the Township's Conservation Plan in the Master Plan Element and is part of the greenway that the Township has been working to preserve. The Township has appraised the property and Green Acres is participating with a funding match of up to 50%.

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

Ayes: Cheskis, Davis, DeRochi, Mani, Matthews, Sarle, Wilson and Glockler

Nays: None

V. APPLICATION

Case PB-06-16 **Applicant: Congregation Kehilat Shalom**
Block 6001 and 6006 Lots 24 and 1, 2 and 3
Minor Subdivision with Bulk Variances
Expiration Date – April 7, 2017
Affidavit of Notification and Publication Required

Allen Porter, Esquire and David Schmidt, PE represented the applicant. Notice was in order. Mr. DeRochi stepped down.

Mr. Schmidt, 77 Cairns Place, was sworn in and accepted as an expert engineer. Mr. Schmidt referenced Sheet 2 of the minor subdivision plan dated November 22, 2016 submitted to the Board. Existing Lot 24 is 18.6391 acres and existing

Lots 1, 2 and 3 total 3.2302 acres. The property is zoned R-2. Churches and places of worship are a permitted use in the zone. Lot 24 is vacant and has access to Belle Mead-Griggstown Road through a gravel/dirt road. The existing congregation and associated improvements are on Lots 1, 2 and 3. The site has two access points to Belle Mead-Griggstown Road. The drainage patterns will not be changed as no new improvements are proposed. There are no critical lands on Lots 1, 2 and 3. Lot 24 has steep slopes, wetlands, wetland buffers and 100 year flood plain which will remain undisturbed. The application is to subdivide 3.0902 acres from Lot 24, add it to Lots 1, 2 and 3 and then merge the four lots into one. The property area is currently undersized but will conform after the subdivision. The merged lot will become Lot 1.01 and will total 6.4204 acres. The remaining lands of Lot 24 will total 15.5489 acres. A 33.21' easement has been provided on Lot 24 for a possible future sanitary sewer connection to keep it consistent with the parallel property line. Variances are needed for the minimum front yard setback for Lots 1, 2 and 3 where 100' is required and the existing setback is 89.9' and for lot frontage and depth for Lot 24 where 200' is required and the existing is 62.10'. The applicant originally proposed a variance for lot depth for proposed Lot 1.01 where 600 is required and the existing is 455' but with the additional property to be merged the variance may no longer be needed. However, a variance may be needed for lot depth off of Belle Mead-Griggstown Road but to be safe the applicant is requesting both variances.

Mr. Schmidt discussed the memoranda received from staff. Board of Health had no comment. The Township Engineer issued a memo dated December 14, 2016. The applicant will comply with her comments. The Planning Director issued a memo dated December 14, 2016. Mr. Schmidt read her comments on the variance into the record. Her comments and conclusion supports the subdivision. The Open Space Coordinator issued a memorandum dated December 15, 2016.

Mr. Schmidt testified that the synagogue is currently over the allowable lot coverage and the lot size is insufficient. The additional 3-acres to be retained by the applicant will bring them into conformance as new proposed Lot 1.01 will be 6.42 acres.

Mr. Glockler asked if the property was vacated when the County realigned Belle Mead-Griggstown Road. Mr. Schmidt responded that the right-of-way is still there. The County purchased an easement from the Free Church for the realignment. The County still owns the old right-of-way. An application has been submitted to Somerset County.

Chairman Cheskis opened the meeting to the public. There was no public comment. A motion to close the public hearing was made by Mr. Wilson and seconded by Vice Chairman Matthews and carried unanimously.

Mr. Linnus summarized that the motion is to recommend the capital improvement to the Township and grant minor subdivision and variance approval subject to the standard conditions.

A motion was made by Ms. Davis and seconded by Mr. Sarle. The motion carried on the following roll call vote:
Ayes: Cheskis, Davis, Mani, Matthews, Sarle, Wilson and Glockler
Nays: None

VI. MINUTES

November 7, 2016 – Regular Meeting

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

Ayes: Cheskis, Matthews, Sarle and Wilson
Nays: None

November 21, 2016 – Regular Meeting

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

Ayes: Cheskis, Davis, Mani, Matthews and Wilson
Nays: None

April 4, 2016 – Closed Session

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

Ayes: Cheskis, Matthews, Davis, Sarle, Wilson and Glockler
Nays: None

July 18, 2016 – Closed Session

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

Ayes: Cheskis, Matthews, Sarle, Wilson and Glockler
Nays: None

VII. OLD/NEW BUSINESS

Ms. Savron updated the Board members on the changes the Master Plan Committee has recommended to the Planned Shopping Complex overlay ordinance.

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.