

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
FEBRUARY 5, 2018**

**MINUTES**

Vice Chairman Wilson called the meeting to order at 7:35 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:** Vice Chairman Wilson; Mr. Campeas; Mayor Conforti; Mr. DeRochi; Mr. Mani; Mr. Matthews; Mr. Conry, Alternate #2

**ALSO PRESENT:** Kristin Seibold, Board Attorney; Jason Cline, Board Engineer; Emily Goldman, Board Planner; Joseph Fishinger, Board Traffic Engineer; Lori Savron, Planning Director

**I. SALUTE TO THE FLAG**

**II. PUBLIC PARTICIPATION - None**

**III. APPLICATIONS**

**Case PB-02-17**

**Applicant: Tuladhar Educational Services, Inc.**

Block 28006 Lot 67

Submission Waiver, Conditional Use, Preliminary and Final Major Site Plan with Bulk Variance

Expiration Date – 4/17/18

Affidavit of Notification and Publication Required (Previously Found to Be In Order)

Sal Anderton, Esquire represented the applicant. The Board members who were not present at the previous meetings certified that they watched the meeting videos and are eligible to vote.

Mr. Gesario remains under oath. Mr. Gesario testified there were two major items left open at the last meeting. One was the location of the emergency access lane and the other was landscaping. Sheets 3, 4, 5, 9, 10, 13 and 16 of the site plan set were revised and resubmitted. Mr. Gesario referenced Sheet C-300 revised through January 30, 2018 which was marked as Exhibit A-7. The emergency access lane is in the southwestern portion of the site with a fire hydrant and FDC connection. The emergency access detail was added to the plan. The shape of the detention basin had to change slightly. Sheet 4 shows the new grading for the basin making it a little shorter and wider. The basin meets the same volume as the original design.

The temporary sign has been relocated to 10' from the easement line and has been reduced to 5' in height. The dimensions of the play areas have been confirmed and corrected. They are slightly over the 17,600 square feet required. The black walnut trees are now shown and have been labeled to be saved. Clarification has been added that the monument sign will not be lit. The detention basin has been re-worked to accommodate the access lane. The storm sewer pipe lines and structure locations have been slightly modified. The sewer lateral has been relocated further from the existing trees. The fire hydrant and FDC has been added. The utilities running up the west side of the property have been moved further east to protect the existing vegetation. The parking lot tree species have been changed. Other non-native shrubs have been replaced with a different species. A row of Spruce has been added along the west side. More flowering Cherry trees have been added. Four additional trees and a row of shrubs have been added along the front of the basin. The lighting has been reduced around the building. The lighting tables and summaries have been revised.

Mr. Gesario discussed Mr. Bartolone's memo dated February 5, 2018. The applicant agrees with all the comments. The grading will be adjusted so it doesn't impact the Black Walnuts. The tree protection fence will be shown on the demo plan, the site plan and the grading plan. The typos on the landscape plan will be corrected. There will be a deficit in the number of trees to be planted and they will make a contribution to the fund.

Ms. Goldman testified that although they have reduced the wattage of the building lights they still exceed the maximum permitted by ordinance and a design waiver is necessary.

Mr. Gesario testified that the project requires a net fill of 850 cubic yards. The existing house to be removed has a partial basement that will need to be filled which will require another 250 cubic yards for a total of 1,100 cubic yards. The applicant is requesting permission to bring in no more than 1,500 cubic yards. If that amount

is exceeded they will come back to the Board. The hauling of the soil is subject to the Township Engineering Department. Mr. Gesario estimated it would take approximately three weeks for grading activities once the site is cleared.

Mr. Gesario testified the trash enclosure shows a 6' high wall where the ordinance only permits 4'. The Board preferred the 6' height. Mayor Conforti asked the applicant to make sure the trash pickup is not too early in the morning.

Ms. Siebold said the vote will be on submission waivers, conditional use, preliminary and final major site plan with variances and design waivers with conditions.

Although the public hearing was closed at the last meeting, Chairman Wilson asked for public comment. There was no additional public comment.

A motion to approve the application was made by Mayor Conforti and seconded by Mr. Mani. The motion carried on the following:

Ayes: Campeas, Conforti, DeRochi, Mani, Matthews, Wilson and Conry

Nays: None

Mr. Cline, Ms. Goldman and Mr. Fishinger left the meeting.

**Case PB-05-17**

**Applicant: Princeton New Jersey Congregation of Jehovah's Witnesses**

Block 11001 Lot 63

Submission Waiver and Minor Site Plan

Expiration Date – 45 Days from Submission Waiver Approval

Affidavit of Notification and Publication Not Required

Rachel Onufrak, Esquire represented the applicant. Jinhyung Chung, Michael Lardi and Kenneth Rogers also represented the applicant. Mr. Chung, Mr. Lardi and Mr. Rogers were sworn in.

The application is for minor site plan to install four seventeen foot light poles along the perimeter of the parking lot.

Ms. Onufrak discussed the submission waivers from providing: 1) a key map 2) the engineers address, phone number, seal and signature 3) north arrow 4) signature and date lines 5) block and lot number on the plans 6) names and block and lot numbers of the property owners within two hundred feet of the subject lot 7) the zoning district information 8) driveways, watercourses, etc. on the tract and within two hundred feet 9) dimensions to confirm conformity with the ordinance 10) critical areas 11) detail information regarding vegetation 12) delineation of flood plans and stream corridors 13) delineation of ponds, wetlands and hydric soils.

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

Ayes: Campeas, Conforti, DeRochi, Mani, Matthews, Wilson and Conry

Nays: None

Mr. Rogers, a congregation member, has been attending this facility for a little over ten years. Mr. Rogers described the existing building lighting. There are eight wall mounted and some on the soffits under the eaves. The existing lighting does not reach into the parking areas. There are evening public meetings at the facility on Tuesday, Wednesday and Thursday. There are meetings Saturdays during the day and all day long on Sunday. There could be anywhere from 60 to 200 in attendance. There are a lot of safety and security concerns with the existing lighting. The proposed lighting plan will be an improvement.

Ms. Onufrak referenced graphic plan that showed the building and parking lot are setback from Hollow Road. She referenced other graphic plans that showed the light poles are ninety feet apart and there is no light spillover across the property boundaries. The lights being installed will be focused downward. They are non-glare LED with an internal shield. They come with a photocell and timer so they can be turned off by 11:00 p.m. or close of business.

Ms. Savron discussed the Township Engineer's memo and the Open Space Committee's memo. The applicant agreed to plant three shade trees as required by ordinance to offset the work within the stream corridor.

Vice Chairman Wilson opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mr. Campeas and seconded by Mayor Conforti. The motion carried unanimously.

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

Ayes: Campeas, Conforti, DeRochi, Mani, Matthews, Wilson and Conry

Nays: None

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