

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

MINUTES

Chairman Cheskis 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 Cheskis; Vice Chairman Wilson; Mr. Campeas; Mayor Conforti; Mr. DeRochi; Mr. Mani; Mr. Matthews; Mr. Sarle; Mr. Glockler, Alternate #1; Mr. Conry, Alternate #2

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

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. APPLICATIONS

Case PB-04-17 **Applicant: MM/PG Montgomery REIT, LLC**
Block 34001 Lots 46.01, 56, 57, 77, 78 and 79
Confirmation of Approval Granted on January 29, 2018 and Adoption of Resolution
Affidavit of Notification and Publication Required

Richard Schatzman, Esquire represented the applicant. Notice was in order. Mr. Schatzman explained that at the January 29th meeting the Board approved the application with conditions. At the time of the approval the disclosure statement had a few items missing and was incomplete. A new disclosure has been filed.

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

A motion to confirm the approval and memorialize the resolution was made by Mr. Wilson and seconded by Mr. Mani. The motion carried on the following:

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

Nays: None

Case PB-02-18 **Applicant: AE Holding Group**
Block 15010 Lot 2
Waiver for Lot Circle
Affidavit of Notification and Publication Not Required

Amir Elshervini was sworn in. Mr. Elshervini testified that the application is for a design waiver. AE Holding Group purchased the subject property to construct a single family dwelling. The lot meets all the zoning requirements except for the 205' diameter circle requirement. The lot cannot comply due to the 200' lot frontage.

Ms. Savron testified the lot is located in the R-2 zone. There is a footnote in the Ordinance that if the lot cannot comply with the 205' circle a design waiver can be requested. There was a house on the property that has been demolished and the lot was sold as a vacant buildable lot. If the Board approves the request, it should be conditioned on the applicant successfully obtaining Board of Health approval for the septic. Ms. Savron referenced a critical areas map that confirms there are no critical areas on the property within the area of disturbance.

Mr. Linnus said there are also items required to be on the plot plan per the Ordinance. The items include the location and maximum footprint of the single family detached dwelling, any related accessory structures, the location of the approved septic system, reserve septic system and/or potable well and the maximum limit of any clearing or disturbance of the site. Any required fees shall be paid.

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

A motion to approve the design waiver with conditions was made by Mr. Wilson and seconded by Mr. Conforti. The motion carried on the following roll call vote:

Ayes: Campeas, Cheskis, Conforti, DeRochi, Mani, Matthews, Sarle, Wilson and Glockler

Nays: None

IV. UPDATE ON AFFORDABLE HOUSING

Ms. Savron updated the Board on the settlement agreement the Township reached with Fair Share Housing Center (FSHC). The Township negotiated a settlement that is very close to the number of units that are in the plan that was submitted to the Court. Planning documents will be prepared for Board adoption including a Reexamination Report that will discuss the specific properties where zoning may need to change as well as an update to the Housing Element and Fair Share Plan.

V. MINUTES

December 18, 2017 – Regular Meeting

A motion to approve the minutes was made by Mr. Glockler, which was seconded by Mayor Conforti. The motion carried on the following roll call vote:

Ayes: Cheskis, Conforti, DeRochi, Mani, Matthews, Wilson and Glockler

Nays: None

January 22, 2018 – Reorganization and Special Meeting

A motion to approve the minutes was made by Mr. Campeas, which was seconded by Mayor Conforti. The motion carried on the following roll call vote:

Ayes: Campeas, Conforti, DeRochi, Matthews and Conry

Nays: None

January 29, 2018 – Regular Meeting

A motion to approve the minutes was made by Mayor Conforti, which was seconded by Mr. Mani. The motion carried on the following roll call vote:

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

Nays: None

February 5, 2018 – Regular Meeting

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

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

Nays: None

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