

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
OCTOBER 1, 2012**

Chairman Some 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 Some; Vice Chairman Matthews; Mr. Conforti; Ms. Davis; Ms. Dyer; Mayor Trzaska; Mr. E. Willson; Mr. T. Wilson; Mr. Glockler, Alternate No. 1; Mr. DeRochi, Alternate No. 2

**ALSO PRESENT:** Francis P. Linnus, Esq., Board Attorney; Kathy Elliott, Board Engineer; Cindy Coppola, Board Planner; Richard Bartolone, Board Landscape Architect; Ms. Savron, Secretary

**I. PUBLIC COMMENT – 5 MINUTES PER PERSON**

Chairman Some read the public comment statement. There was no public comment.

**II. RESOLUTIONS**

**Case PB-10-12                      Applicant: Carrier Clinic**  
Block 1001 New Lot 14.02  
Submission Waivers Associated with a Preliminary and Final Site Plan Application

A motion to memorialize the resolution was made by Mayor Trzaska, which was seconded by Mr. E. Willson. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Glockler, Matthews, Trzaska and E. Willson  
Nays: None

**Case PB-15-07                      Applicant: Mark Hornung and Lauren Jones**  
Block 11001 Lot 34  
Extension of Final Major Site Plan

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

Ayes: Conforti, Davis, Glockler, Matthews, Trzaska and E. Willson  
Nays: None

**Case PB-05-08                      Applicant: East Country Development**  
Block 16002 Lot 9  
Amended Final Major Subdivision

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

Ayes: Conforti, Davis, Glockler, Matthews, Trzaska and E. Willson  
Nays: None

**III. ADMINISTRATIVE BUSINESS**

**A. EXTENSION REQUEST**

**Case PB-07-04                      Applicant: Marc Brahaney**  
Block 11003 Lots 6 & 7  
Extension of Preliminary and Final Major Site Plan and Variance

Richard Schatzman, Esquire represented the applicant. The subject lots have been merged and are now known as Lot 6. The property is in the MR zone and is within Planning Area 5. Board approval was needed because the entire lot is within the stream corridor. Since the property is within Planning Area 5 the Permit Extension Act does not apply. Due to the economic times the applicant is requesting a one year extension of the approval until October 11, 2013. The conditions of the Board's approval have been complied with.

Ms. Coppola confirmed that there have been no changes to the zoning regulations since approval was granted.

Chairman Some opened the meeting to the public. The Board voted unanimously to close the public hearing.

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

Ayes: Conforti, Davis, Dyer, Glockler, Matthews, Trzaska, T. Wilson and Some  
Nays: E. Willson

**IV. APPLICATIONS**



Bartolone gave calculations based on the Shade Tree Committee's recommendation. Mr. Schatzman opined that the 14 trees per gross area for lots of this size doesn't work given the amount of money that would have to be posted. The applicant has agreed to the comments in the Open Space Committee memo dated August 6, 2012. The subdivision will not be perfected until the LOI is issued and reviewed by Township staff.

Ms. Coppola asked that the applicant provide a sales disclosure notice that the maintenance/garage building can not be utilized for anything other than residential storage or other typical ancillary uses permitted by the ordinance for residential use unless approval is granted by either the Planning Board or Zoning Board of Adjustment. Mr. Schatzman agreed.

Chairman Some opened the meeting to the public. The Board voted unanimously to close the public hearing.

Mr. Glockler asked that the applicant post the house number clearly on the mailboxes so emergency services can find the house.

A motion to approve the application subject to the conditions was made by Mr. Conforti, which was seconded by Mayor Trzaska. This was carried on the following roll call vote:

Ayes: Conforti, Davis, Dyer, Glockler, Matthews, Trzaska, E. Willson, T. Wilson and Some

Nays: None

## **V. MINUTES**

### **August 20, 2012 – Regular Meeting**

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

Ayes: Conforti, Davis, Glockler, Matthews, Trzaska and E. Willson

Nays: None

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