MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
FEBRUARY 9, 2026
MINUTES

Dave Campeas, Chair, called the meeting to order at 7:00 p.m. and read the opening statement - Under the provisions of the Open Public Meetings Act, notice of the time and place of this meeting has been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Dave Campeas, Chair; Arun Mani, Vice Chair; Paul Blodgett; Sarah Roberts; Marvin Schuldiner; Mayor Neena Singh; Patricia Taylor Todd; Ibad Khan; Anthony Glockler, Alternate No. 1; Om Sharma, Alternate No. 2.

ALSO PRESENT: Karen L. Cayci, Esquire, Board Attorney; Wendy Rubinstein Quiroga, Township Attorney; Lori Savron, Township Administrator; Chery Chrusz, Assistant Planning Director

I. SALUTE TO THE FLAG

II. RESOLUTION

Case PB-03-23 Applicant: Harlingen Associates, LLC
Block 6001 Lot 33.01 - Route 206
Resolution to Extend Preliminary and Final Major Subdivision Site plan approval to January 8, 2027.

A motion to memorialize the resolution was made by Arun Mani and seconded by Ibad Kahn. The motion carried on the following roll call vote:
Ayes: Blodgett, Campeas, Kahn, Mani, Schuldiner, Singh, Taylor Todd, Glockler and Sharma
Nays: None

III. AFFORDABLE HOUSING PRESENTATION

Lori Savron, Township Administrator, gave a presentation on the Montgomery Township Master Plan and the Affordable Housing Element. The purpose of the presentation was to provide an informational session for the Planning Board and the public in advance of the public hearing for the 2026 Amended Fourth Round Housing Plan Element and Fair Share Plan scheduled for February 23, 2026.

Lori Savron provided an overview of the Master Plan process and explained that the Housing Plan Element is a component of the Master Plan, which establishes policy but does not itself change zoning. The Board was reminded that the Township's Fourth Round affordable housing obligation for 2025–2035 totals 260 credits, with a midpoint review required in 2030.

The proposed amendment prioritizes preservation of existing affordable housing through the extension of affordability controls rather than pursuing previously identified inclusionary development sites. The E. Kahn site, 23 Orchard Road, and Thrive Assisted Living were removed from the adopted plan. Extensions of affordability controls remain in place for existing homeownership units at McKinley Commons and Montgomery Glen, modifications were made to senior rental credits at McKinley Court, and additional rental credits were added from the Pike Run development. Affordability controls,

generally 30-year deed restrictions governed by state regulations, were described as essential to maintaining long-term affordability. The presentation emphasized that affordability controls are governed by the Uniform Housing Affordability Controls (UHAC). Extension of these controls preserves units that would otherwise convert to market rate.

The meeting was opened to the public.

Jennifer Winell inquired about contingency planning should pending litigation involving the E. Kahn site result in approval of development. Wendy Rubinstein Quiroga stated that if circumstances change, the Township would amend the Housing Plan accordingly.

Chip Crider requested clarification regarding the lawsuit. Counsel explained that the property owner sought to present a General Development Plan (GDP), but the Township does not have an ordinance authorizing GDP review. The Planning Board, based on legal advice, declined to hear the application. The applicant retains the right to file a Site Plan application or seek informal concept review under existing ordinances. The applicant has filed litigation challenging the Board's position.

Carolyn Hoeschele reported excavation activity on the E. Kahn property.

IV. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA - None

V. MINUTES

January 12, 2026 Reorganization and Regular Meeting

A motion to approve the January 12, 2026 minutes was made by Arun Mani and seconded by Ibad Kahn The motion carried on the following roll call vote:

Ayes: Blodgett, Campeas, Khan, Mani, Roberts, Schuldiner, Singh, Taylor Todd and Glockler
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.