MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
JUNE 8, 2026
MINUTES

Dave Campeas, Chair, called the meeting to order at 7:03 p.m. and read the opening statement - Under the provisions of the Open Public Meetings Act, and P.L. 2025, c. 72, notice of the time and place of this meeting has been posted in the Municipal Building and on the municipal website.

BOARD MEMBERS PRESENT Dave Campeas, Chair, Arun Mani, Vice Chair, Ibad Kahn, Sarah Roberts, Mayor Neena Singh, Marvin Schuldiner, Patricia Taylor Todd, Anthony Glockler and Om Sharma

ALSO PRESENT: Karen L. Cayci, Esquire, Board Attorney; Chery Chrusz, Assistant Planning Director

I. SALUTE TO THE FLAG

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

III. RESOLUTIONS

Case PB-01-25 Applicant: Pai-Clo, LLC
Block 3005 Lots 11, 14, 16 and 20 – Route 206
Minor Subdivsion with Variance

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

IV. ORDINANCE RECOMMENDATION

ORDINANCE # 26-1779

AN ORDINANCE AMENDING SECTION 1, CHAPTER 16, LAND DEVELOPMENT, SUBSECTION 1.5, "PROHIBITING USES," PROHIBITING DATA CENTERS AND DETENTION CENTERS WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SUBSECTION 2.1 "DEFINITIONS" OF THE CODE OF THE TOWNSHIP OF MONTGOMERY, IN SOMERSET COUNTY, NEW JERSEY

The Board reviewed a proposed ordinance amending Chapter 16 of the Township Land Use Ordinance to prohibit data centers and detention centers throughout Montgomery Township. The definition of "detention center" was discussed to ensure the ordinance would not inadvertently prohibit the Montgomery Township Police Department's temporary holding cells. It was recommended that the governing body include language specifically exempting the Montgomery Township Police Department from the definition. The Board also discussed the definition of "data center," including whether it adequately distinguished large commercial data centers from businesses whose primary purpose is not data storage or processing, such as office facilities with ancillary computer operations. The Board agreed that the proposed definition, which is based on the facility's primary use, appropriately reflected the ordinance's intent. The Board found the ordinance to be consistent with the Master Plan.

A motion to recommend its adoption to the Township Committee with the suggested revision regarding the police department exemption was made by Marvin Schuldiner and seconded by Arun Mani. The motion passed on the following roll call:

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

V. MINUTES

May 11, 2026

A motion to approve the minutes was made by Arun Mani and seconded by Sarah Roberts. The motion carried on the following roll call vote:

Ayes: Campeas, Mani, Khan, Roberts, Schuldiner, Singh, and Sharma
Nays: None

May 11, 2026 Closed Session Minutes

A motion to approve the closed session minutes was made by I. Kahn and seconded by A. Mani. .
The motion carried on the following roll call vote:
Ayes: Campeas, Mani, Khan, Roberts, Schuldiner, Singh, and Sharma
Nays: None

VI. SUBCOMMITTEE REPORTS

During the Site Plan/Subdivision Committee report, the Board received an update on Bloomberg's application to install walking paths on its property. The applicant is considering the committee's recommendation to provide a sidewalk along Route 518 and is expected to return to the Site Plan/Subdivision Committee for further review before proceeding to the Planning Board unless the remaining issues are resolved.

The Board also received a Transportation Advisory Committee update regarding the Route 206 and Route 518 intersection improvements. Members were advised that the new loop roads are anticipated to open within the next one to two months and that a public education campaign, including signage and social media, is underway to prepare motorists for the revised traffic patterns. Temporary traffic movements may remain in place during the transition period to allow drivers to adjust to the new configuration. The Board also discussed the phased opening of Village Drive, which remains dependent on the completion of adjacent construction activities. It was noted that the final connector roads are nearing completion and are expected to significantly improve traffic circulation and reduce congestion at the Route 206/518 intersection once fully opened.

VII. CLOSED SESSION

Chairman Campeas read the resolution to go into closed session.

WHEREAS, N.J.S.A 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;

WHEREAS, the Board is about to discuss such a matter, specifically, litigation pending against the Planning Board captioned E. Kahn Development Corp. vs. the Township of Montgomery Planning Board where the Board Attorney will be giving legal advice falling within the attorney client privilege and where confidentiality is required in order for the Board attorney to exercise her ethical duties as an attorney;

WHEREAS, the Board believes the public should be excluded from the discussion;

NOW, THERFORE, BE IT RESOLVED BY the Montgomery Township Planning Board on this 8th day of June, 2026, that the Board now go into closed session and the public be excluded;

BE IT FURTHER RESOLVED BY the Montgomery Township Planning Board that it is anticipated that the general scope of the discussion will be disclosed and included in the minutes of the open session of the Board meeting but the specifics of the discussion will involve legal advice so will not be disclosed to the public because of the fact that the legal advice falls within the attorney-client privilege.

The Board voted unanimously to go into closed session at 7:24 p.m.

The Board voted unanimously to come out of closed session at 7:42 p.m.

There being no further business to come before the Board, the meeting was adjourned at 7:43 p.m.