

**MONTGOMERY TOWNSHIP PLANNING BOARD  
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY  
REGULAR MEETING  
NOVEMBER 13, 2023  
7:00 pm**

**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.

**I. ROLL CALL**

**II. SALUTE TO THE FLAG**

**III. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA**

**IV. RESOLUTION**

**Case PB-06-23**                      **Applicant: Sharbell Building Company, LLC /Montgomery Crossing**  
Block 28009 Lots 1, 2, 3 – Village Drive  
Amended Preliminary and Final Major Site Plan with Bulk Variances to construct 20 stacked townhomes instead of the previously approved 40-unit condominium building.

**V. APPLICATION**

**Case PB-03-23**                      **Applicant: [Harlingen Associates, LLC](#)**  
Block 6001 Lots 33, 34, 34.01, 35, 35.01 and 36 – Route 206  
Preliminary and Final Major Subdivision and Site Plan to construct a multifamily residential development consisting of 3, two-story affordable and market rate mix housing apartment buildings with 18 residential units and 36, three-bedroom townhouses

**VI. MINUTES**

**October 9, 2023 – Regular Meeting (TENTATIVE)**  
**October 23, 2023 – Regular Meeting**

Clicking on the applicant's name will take you to the Application Project Page. The files on the page are a courtesy copy only and may not be a complete file. The official file can be viewed at 100 Community Drive, Skillman, NJ 08558 between the hours of 8:00 a.m. and 4:30 p.m.