



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED  
MINUTES**

Following a Montgomery County Planning Department Service Awards ceremony, the Montgomery County Planning Board met in regular session on Thursday, January 24, 2019, at 9:33 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:43 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González and Gerald R. Cichy,

Commissioner Tina Patterson was necessarily absent.

Items 1 through 4 are reported on the attached agenda.

The Board recessed at 10:31 a.m. and convened in Closed Session at 11:07 a.m. to take up Item 9, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:07 a.m. in the 2<sup>nd</sup> floor conference room on motion of Commissioner Fani-González, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González and Cichy voting in favor of the motion and Commissioner Patterson absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(1), discussion of personnel matter; and §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Director Michael Riley and Deputy Director John Nissel of the Parks Department; General Counsel Adrian Gardner and Principal Counsel William Dickerson of the Legal Department; Chief Darryl McSwain of the Montgomery County Park Police; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed an ongoing Park Police investigation.

The Closed Session meeting was adjourned at 12:04 p.m.

The Board reconvened in the auditorium at 12:09 p.m.

Items 5 through 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 1:43 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 31, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.



James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, January 24, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Nucci Subdivision Preliminary Plan 120160170 – MCPB No. 18-140

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Adopted the Resolution cited above, as submitted.**

**\*B. Record Plats**

**Subdivision Plat No. 220151180 - 220151190, Cabin Branch**

CRT (formerly MXPB) zone, 34 lots, 2 parcels; located in the northeast quadrant of the intersection of Little Seneca Parkway and Cabin Branch Avenue; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190180, West Chevy Chase Heights**

R-60 zone, 1 lot; located in the southeast quadrant of the intersection of Maple Avenue and Maryland Avenue; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190290, Chevy Chase Terrace, Section 2**

R-60 zone, 1 lot; located on the south side of Chevy Chase Boulevard, 680 feet west of Offutt Road; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.**

**\*C. Other Consent Items**

**1. Long Branch Corner**---Preliminary Plan No. 120180090, CRT 2.5 C 0.5 R 2.5 H 60 zone, 0.67 acres, ~~First~~Second request to extend review of one lot for a maximum of 6,921 square feet of new non-residential development, and a waiver of the required number of parking spaces; located at the northwest quadrant of the intersection with University Boulevard East and Piney Branch Road; 2013 Approved and Adopted Long Branch Sector Plan.

**Staff Recommendation: Approval of Extension**

**2. 8101 Glenbrook Road**

**A. Preliminary Plan No. 12016001A:** CR 3 C 3 R 3 H 225 and Bethesda Overlay zones, 0.59 acres, First request to extend review for proposal to replace 13,000 square feet of office uses with 13,000 square feet of child daycare uses, located at the northeast quadrant of the intersection of Glenbrook Road and Rugby Road; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension*

**B. Site Plan No. 81981018A:** CR 3 C 3 R 3 H 225 and Bethesda Overlay zones, 0.59 acres, First request to extend review period for proposal to replace 13,000 square feet of office uses with 13,000 square feet of child daycare uses, with associated exterior improvements, located at the northeast quadrant of the intersection of Glenbrook Road and Rugby Road; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension*

**3. VOB Development, Sketch Plan No. 320190040, Regulatory Extension Request #1**---Request to extend the regulatory review period from January 31, 2019 to May 16, 2019. Additional time is required to address significant Planning Department and external agency comments and to allow the Applicant to file a Preliminary Plan, which will be reviewed concurrently with the Sketch Plan. The project is located in the southeast quadrant of the intersection of Old Georgetown Road and Executive Boulevard and is within the 2010 White Flint Sector Plan on 3.83 acres of land in the CR 4, C 2.0, R 3.5, H 250 Zone.

*Staff Recommendation: Approval of the Extension Request*

**4. 5701 Sonoma Road, Administrative Subdivision Plan No. 620190020**---R-60 zone, 0.40 acres, First request to extend review of proposal to create two one-family lots, located on Sonoma Road, 10 feet west of Oneida Lane; 1990 Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval of Extension*

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**\*C. Other Consent Items**

CONTINUED

**5. Pleasant Grove Community Church, Site Plan No.820190010, Regulatory Review Extension Request No.2** ---Request to extend the regulatory review period for Site Plan No. 820190010 from 1/24/2019 until 5/9/2019: An Application for the construction of an 8,600 square foot religious institution; located 700 feet west of Johnson Drive; 4.02 acres; R-200 zone; 2006 Damascus Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**                    1. & 4. FANI-GONZÁLEZ/CICHY  
                                  2.A. & 2.B. CICHY/FANI-GONZÁLEZ  
                                  3. FANI-GONZÁLEZ/DREYFUSS  
                                  5. CICHY/DREYFUSS

**Vote:**  
    **Yea:**                    1. through 5. 4-0

**Nay:**

**Other:**                PATTERSON ABSENT

**Action:**                1. & 2.A. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.  
                                  2.B. & 5. Approved staff recommendation for approval of the Site Plan Extension requests cited above.  
                                  3. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.  
                                  4. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of January 10, 2019

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of January 10, 2019, as submitted.**

**2. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

**Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Veirs Mill Corridor Master Plan, with a staff presentation to the County Council and a County Council public hearing scheduled for January 29, a Council tour of the Plan area scheduled for February 6, and as yet to be scheduled Council worksessions to follow; the status of the MARC Rail Communities Sector Plan, with a County Council public hearing scheduled for February 12, a tour of the Plan area scheduled for either February 27 or March 1, and Council worksessions scheduled to begin in March; the status of the Forest Glen/Montgomery Hills Sector Plan, with the Working Draft scheduled to be presented to the Planning Board in March; the status of ongoing work for the Germantown Plan for the Town Sector Zone and the Shady Grove Minor Master Plan Amendment; the status of the General Plan Update, with the outreach strategy scheduled to be presented to the Board in March; the second installment of the 2019 Winter Speakers Series, which will feature Ms. Harriet Tregoning, former Director of the District of Columbia Office of Planning, scheduled for February 13; the status of the Trends Report, which is scheduled to be presented to the Board on January 31; the status of the 2019 Spring Semi-Annual Report, which will be presented to the County Council on April 2; the status of the savings plan to address the County Executive's request to reduce the FY19 budget by 1.5 percent, with the County Council Planning, Housing, and Economic Development (PHED) Committee meeting today for discussion; and the upcoming celebration of Black History Month, with the first event, *Black Migration: Moving Towards Freedom*, which will feature a short film on cyclist Marshall "Major" Taylor, and a discussion with cyclist Ayesha McGowan, Veronica Davis, and Matt Johnson, scheduled for February 1.

There followed a brief Board discussion with questions to Ms. Wright.



3. **MNCPPC FY19-21 Biennial CIP County Executive Recommendation**---Review the County Executive Recommendation for the M-NCPPC Biennial (FY20) Capital Improvements Program for FY19-24.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing followed by discussion.

Parks Department staff offered a multi-media presentation and discussed the proposed biennial FY19-24 Capital Improvements Program (CIP), specifically the County Executive's January 15 recommendations for the FY20 Capital Budget and CIP for the Parks Department. On November 1, 2018, the Parks Department submitted budget and CIP amendments to the County Executive that included FY19 and FY20 Capital Budget Amendments and special appropriations as part of a biennial submission. Staff noted that the County Council will review the CIP from February through May.

According to staff, the Executive's recommendations are fairly consistent with the FY20 Capital Budget and Amended CIP that the Planning Board approved on September 27, 2018, with the Executive approving \$234,141,000 of the Department's request for \$239,091,000, including the FY19 special appropriations request, an \$800,000 request for FY20 Small Grant Donor Assisted Capital Improvements, and technical adjustments. However, the Executive differed regarding staff's request for \$500,000 for Ballfield Initiatives, which the Executive recommends revisiting at the Operating Budget review in March; staff's request for \$16,000,000 from the Bethesda Park Impact Payment (PIP) fund, with the Executive recommending \$10,000,000 for FY20 only; and the Executive's recommended Affordability Project Description Form (PDF), which includes the reduction of proposed General Obligation (GO) Bond expenditures by \$1,450,000 for FY21 through FY24.

Staff then discussed non-recommended reductions to address the Executive's recommended Affordability PDF, noting that when facing budget reductions, the Board's past strategy has been to maintain full funding for level-of-effort capital projects that maintain or renovate existing parks while adjusting the funding for non-local park standalone projects. Projects impacted by the recommended Affordability PDF include Josiah Henson Historic Park improvements, Ovid Hazen Wells Recreational Park improvements, the implementation of the Brookside Gardens Master Plan, construction of the Little Bennett Regional Park Day Use Area,

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**3. MNCPPC FY19-21 Biennial CIP County Executive Recommendation**CONTINUED

and construction of the Little Bennett Regional Park trail connector. Potential funding options include delaying the Ovid Hazen Wells Recreational Park improvements by one year and using that funding for the Little Bennett Regional Park Day Use Area.

Staff then recommended that the Board accept the Executive's recommendations for the Bethesda PIP funds and Ballfield Initiative capital projects. However, due to the impacts of the Affordability PDF on the CIP, staff does not recommend support of the Executive's request to reduce GO Bond funding and recommends that the Board advocate that the Council not require the recommended reductions for GO Bond funded projects.

There followed extensive Board discussion with questions to staff, during which the Board, with the exception of Commissioner Cichy, who offered no comment, agreed with the staff recommendations.

**\*4. 7607 Old Georgetown Road**

**A. Preliminary Plan No. 120190050**, 7607 Old Georgetown Road, CR 5 C 5 R 4.75 H225 and Bethesda Overlay zones, 0.44 acres, Proposal to create one lot for a 228,000 square-foot mixed-use building, including up to 225,000 square feet of residential uses for up to 200 dwelling units and up to 3,000 square feet of non-residential uses, located in the north quadrant of the intersection of Old Georgetown Road and Commerce Lane; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan No. 820190030**, 7607 Old Georgetown Road, CR 5 C 5 R 4.75 H225 and Bethesda Overlay zones, 0.44 acres, Proposal for a 228,000 square-foot mixed-use building, including up to 225,000 square feet of residential uses for up to 200 dwelling units and up to 3,000 square feet of non-residential uses, located in the north quadrant of the intersection of Old Georgetown Road and Commerce Lane; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A. & B. DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: A. & B. 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.**

**B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, as stated in the attached adopted Resolution.**

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan requests to construct a mixed-use development on a 0.44-acre site located on Old Georgetown Road (MD187) on the northwest quadrant of its intersection with Commerce Lane, and zoned Commercial/Residential (CR) in the Parking Lot District and the Bethesda Overlay Zone (BOZ) within the Bethesda Downtown Sector Plan area. The property is currently developed with a single-story restaurant and associated parking, with a vehicular ingress from MD187 near its intersection with Commerce Lane, and an egress to the north onto Commerce Lane.

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**\*4. 7607 Old Georgetown Road**CONTINUED

Staff noted that the applicant proposes to create one lot for a maximum density of 228,000 square feet of total development in a 225-foot building, including up to 225,000 square feet of residential development for up to 200 multi-family dwelling units, including 15 percent Moderately Priced Dwelling Units (MPDUs), and up to 3,000 square feet of non-residential development. The project includes an allocation of density from the BOZ of up to 133,615 square feet, which will require a Park Impact Payment (PIP) of \$1,336,150. However, because the applicant is providing 15 percent MPDUs, the MPDU square footage will be excluded from the PIP calculation, reducing the PIP by \$220,000 for a total payment of \$1,116,150. Vehicular access to the building is proposed directly from Commerce Lane through a consolidated garage and loading bay access point with two separate but adjacent entrances at the northeast corner of the site, eliminating vehicular access from MD187 and minimizing interruptions to offsite pedestrian traffic. Resident vehicle parking will be located within a structured below-grade garage. Although pedestrian and bicycle access will be provided along both Commerce Lane and MD187, it will be prioritized along the MD187 frontage. Separated bicycle lanes to be constructed by the Montgomery County Department of Transportation (MCDOT) are proposed along Old Georgetown Road, with the applicant participating in the implementation through pro rata cost sharing prior to the issuance of the first use & occupancy certificate.

Staff added that during the presentation of the proposed plan to the Design Advisory Panel (DAP) on September 26, 2018, all of the panel members approved the requested 30 exceptional design points. The DAP also suggested that the applicant consider providing a pedestrian access point directly from the proposed building to the adjacent Bethesda Place Plaza. Staff then briefly discussed a minor correction to Condition 2 of the Preliminary Plan.

Mr. Kevin Johnson of Johnson Bernat Associates, Inc., member of the applicant's team, offered comments.

There followed a brief Board discussion with questions to staff.

**9. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(1) discussion of personnel matter; and (b)(7) to consult with counsel to obtain legal advice.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See State citation and open session report in narrative minutes.

**\*5. Clarksburg Animal Hospital: Preliminary Plan Amendment No. 12007071A---**  
Request to change a condition of approval that currently limits the property to a single-family house to allow a veterinary hospital; located at 26221 Prescott Road, in the southeast corner of the intersection of Prescott and Lewisdale Roads; identified as Lot 1 on plat 23886; 5.585 acres; AR zone; 1982/1985 Damascus Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

### **BOARD ACTION**

**Motion:** DREYFUSS/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan Amendment request to revise an existing condition of approval that limits a property to a single-family house. The 5.585-acre site, identified as Lot 1 of Widow's Purchase, is located on the southeast quadrant of Prescott Road and Lewisdale Road and zoned Agricultural Reserve (AR) in the Damascus Master Plan area and the Little Bennett Creek watershed. The property is currently vacant and covered entirely by forest, 3.57 acres of which have been placed in a Category I Conservation Easement. Staff then discussed previous approvals, specifically the original Preliminary Plan application, for which the property was reviewed under the Rural Zone Standards, as per the requirements of the previous Zoning Code; and a Conditional Use application to operate a veterinary hospital on the property.

Staff noted that the applicant is requesting to amend an existing Preliminary Plan condition of approval that limits the uses on the property to allow the construction of a veterinary hospital to treat domestic animals. The proposed facility, to be identified as the Clarksburg Animal Hospital (CAH), will contain up to 4,050 square feet of floor area and will be architecturally styled to resemble a one-and-a-half-story single-family detached house. As required under the existing conditional use approval, the proposed facility will not exceed five veterinarians and fifteen support staff present at any given time, or offer boarding services, though patients may periodically be hospitalized overnight. Extremely ill patients will be referred to a 24-hour facility for overnight care. The proposed operating hours are Monday through Friday from 7:30 a.m. to 7:00 p.m., and Saturday from 7:30 a.m. to 1:00 p.m. Access from Prescott Road by an existing paved driveway apron and new paved driveway, which has been widened and shifted slightly from the original location proposed in the Preliminary Plan.

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**\*5. Clarksburg Animal Hospital: Preliminary Plan Amendment No. 12007071A**CONTINUED

Parking will be provided by 28 surface parking spaces. In addition to the driveway, the septic area has also been enlarged and will require some small areas of regrading and replanting within the existing conservation easement. To minimize the impacts to the existing forest conservation easement, reduce the amount of grading on the site, and reduce sounds that may emanate from the veterinary use, the applicant is proposing retaining walls along the eastern and northern portions of the property. The area behind the northern retaining wall will be reforested, with additional landscaping also proposed around the building and parking lot. Staff noted that they did receive correspondence in opposition to the proposed use from neighboring property owners, who expressed concerns regarding the appropriateness of a commercial facility in the Agricultural Reserve, potential additional traffic, well-water usage, the potential for a disturbance to the tranquility of the area, re-use of the facility should the animal hospital ever go out of business, the need for the facility, the proposed lighting, and the potential decrease in the value of nearby residential properties. Staff addressed each of these issues, as detailed in the technical staff report of January 10.

Messrs. Louis Sousa, adjacent property owner, who also offered a multi-media presentation, and Bobby Rencher of Prescott Road offered testimony.

Mr. Les Powell, engineering consultant to the applicant, Dr. Greta Stamberg, also present, offered comments.

Dr. Greta Stamberg, the applicant, also offered comments.

There followed a brief Board discussion with questions to staff.

6. **Community design workshop for Boyds MARC station**---Results of the community-sponsored design workshop for the expanded Boyds MARC station, held in September 2018.

*Staff Recommendation: Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **Received briefing followed by discussion.**

Following brief opening comments from Planning Department staff and Mr. Hammett Hough, President of the Boyds Civic Association, Mr. Scott Knudson, principal at the architectural firm of KNU Design, offered a multi-media presentation and discussed the recommendations that were developed by Boyds residents during a two-day Anderson site charrette held in September 2018. The charrette, which was organized by the Boyds Civic Association and the Boyds Historical Society, focused on the development of the Anderson properties, located on the southeast quadrant of the intersection of Clarksburg Road (MD121) and Barnesville Road (MD117), north of the existing Boyds MARC rail station. Since it was listed for sale in 2016, the Montgomery County Department of Transportation (MCDOT) has considered the site for use as a bus turnaround and parking lot for the MARC station.

According to Mr. Knudson, the charrette focused on parking, saving the historic Hoyle Mill, and reinforcing the core of Boyds. Participants identified the site's strengths, such as the agricultural and natural surroundings, historical value, and nearby recreational amenities; weaknesses, such as existing traffic congestion, a need for additional pedestrian and bicycle safety measures, and septic system limitations; potential opportunities, such as a connection to Black Hill Regional Park, revitalization of the area's commercial core, and restoration of existing historic buildings; and potential threats from redevelopment of the site, such as reduced green space, increased traffic, and decreased pedestrian safety. Resident recommendations for the redevelopment of the site include locating portions of the station over an existing pedestrian underpass on the western portion of the site; a market, art, and a garden; the integration of a water feature; an on-site art and activity space; underground parking; relocating access to the proposed bus turnaround from MD117 to MD121; an overlook promenade; and relocating the station to a bridge over MD121. Other recommendations include connecting bus service to Germantown, reconstructing the existing station into an indoor station, and programming outdoor gatherings, sporting events, fairs, and markets for the site.

There followed a brief Board discussion with questions to Mr. Knudson.



**7. Aspen Hill Vision Zero Study Advisory Group Appointment**

*Staff Recommendation: Appoint the Aspen Hill Vision Zero Advisory Group Members*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation to appoint the recommended applicants to the Advisory Group for the Aspen Hill Vision Zero Study.

Planning Department staff briefed the Planning Board and discussed a list of 13 applicants for potential Advisory Group members for the Aspen Hill Vision Zero Study. Staff offered background information, noting that as one of the outreach strategies outlined in the approved Scope of Work for the study, staff is seeking to create a group consisting of community members who represent a variety of interest groups with diverse perspectives and who share a commitment to improving safety for people who walk, bike, take transit, and drive in the Study area. From December 5, 2018 through January 7, 2019, staff initiated the application process for Advisory Group members, soliciting nominations for participants. Applicants were asked to complete an application with questions related to their home and work trips, membership in other civic and community organizations, why they want to serve on the Advisory Group, what they think they can contribute, and how often they walk, bike or take transit. The advisory group will meet approximately once a month from January 2019 to July 2019 to provide advice and feedback to Montgomery County Planning Department staff members as they develop a working draft of the Aspen Hill Vision Zero study.

There followed a brief Board discussion with questions to staff.

**8. Legislative Update**

MC/PG 106-19 Land Use Documents

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 3-0-1

**Nay:** DREYFUSS

**Other:** PATTERSON ABSENT

**Action:** Received briefing from Legal Counsel to the Planning Board regarding an upcoming Legislative Bill.

Acting Principal Counsel Matthew Mills briefed the Planning Board on Bill MC/PG 106-19, Land Use Documents, an updated version of legislation supported by the Planning Board on December 13, 2018, which has been amended with the addition of a perjury provision for regulatory plan submissions. The Bill will require that Preliminary Plan of Subdivision applications disclose, under penalty of perjury, all recorded easements and rights-of-way for the property proposed for subdivision.

Following a brief Board discussion and by a vote of 3-0-1, with Vice Chair Dreyfuss opposing and Commissioner Patterson absent, the Planning Board agreed with legal Counsel's recommendation to support the amended Bill.