

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

DATE: July 25, 2016

Chairman McCaffrey called the meeting to order at 7:36pm.

Chairman McCaffrey led the Flag Salute.

Chairman McCaffrey read the Public Notice.

This is a public meeting of the Zoning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and outside the Planning and Zoning Office and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger, no later than the Friday prior to the meeting.

MEMBERS IN ATTENDANCE

Filus, Lefkus, Lewis, Matsen, McCaffrey, Olsen, Roberts, Stevens, Yager

Note: Dr. Lewis arrived at 7:38pm.

MEMBERS ABSENT

None.

PROFESSIONALS/STAFF IN ATTENDANCE:

- 1) Jonathan Drill, Esq., of Stickel, Koenig, Sullivan and Drill, Board Attorney
- 2) Cathy Marcelli, PE, CME of Mott MacDonald, Board Engineer
- 3) Beth McManus, LEED AP, PP, AICP, of Clarke, Caton Hintz, Board Planner
- 4) John Olivo, LEED, AP, of Bosenberg-Landscape Architecture, Board Landscape Architect
- 5) Joanne Sekella, Stenographer
- 6) Denise Filardo, Board Secretary

VOUCHERS

A motion was made by Chairman McCaffrey and seconded by Mr. Roberts to approve the vouchers for payment. The vote record follows.

Roll Call: Payment of Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
McCaffrey	X		X			
Matsen			X			

Filus			X			
Lefkus			X			
Lewis						X
Roberts		X	X			
Stevens			X			
Yager			X			
Olsen					X	

MINUTES

1) Meeting Minutes of January 26, 2016

A motion was made by Mr. Filus and seconded by Mr. Matsen to approve the Minutes of 1/26/16. The vote record follows.

Roll Call: Meeting Minutes 1/26/16						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
McCaffrey			X			
Matsen		X	X			
Filus	X		X			
Lefkus			X			
Lewis						X
Roberts			X			
Stevens			X			
Yager			X			
Olsen						

2) Meeting Minutes of February 22, 2016

A motion was made by Mr. Matsen and seconded by Mr. Filus to approve the Minutes of 2/22/16. The vote record follows.

Roll Call: Meeting Minutes 2/22/16						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
McCaffrey			X			
Matsen	X		X			
Filus		X	X			
Lefkus			X			
Lewis			X			
Roberts			X			
Stevens			X			
Yager					X	
Olsen					X	

3) Meeting Minutes of March 28, 2016

A motion was made by Mr. Matsen and seconded by Mr. Filus to approve the Minutes of 3/28/16. The vote record follows.

Roll Call: Meeting Minutes 3/28/16						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen	X		X			
Filus		X	X			
Lefkus			X			
Lewis					X	
Roberts					X	
Stevens			X			
Yager			X			
Olsen					X	

4) Meeting Minutes of May 2, 2016

A motion was made by Mr. Matsen and seconded by Mr. Olsen to approve the Minutes of 5/2/16. The vote record follows.

Roll Call: Meeting Minutes 5/2/16						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen	X		X			
Filus					X	
Lefkus					X	
Lewis			X			
Roberts					X	
Stevens					X	
Yager					X	
Olsen		X	X			

PUBLIC HEARING ONE (1)

1) DOMINICA DARROW AND DENNIS DARROW

Block 13, Lot 13.07

61 Haytown Road

Applicant seeks “C” Variances to construct a new residential dwelling.

William Gianos, Esq., attorney for the applicant explained the nature of the application is to remove existing remnants of the prior farm structure and construct a new single family dwelling for the applicant’s family.

Jon Drill stated the following *“This notice is not a perfect notice, however I am not saying it is deficient. The applicant proceeds at their own risk.”*

Attorney Gianos acknowledged that he is comfortable with the notice and the applicant would proceed this evening.

Kevin Page, PE, PP Engineer & Planning Expert for applicant was sworn. Mr. Page's qualifications were accepted by the Board.

EXHIBITS:

- A-1 a copy of the Final Plat signed on May 29, 1996, for Corral Circle Subdivision which is a 7 Lot Subdivision approved in 1995 by the this Board.
- A-2 - Copy of Wetland Buffer Averaging Plan, prepared by Page Engineering dated 2/4/15 and revised on 7/14/15. Mr. Page marked the old buffer in yellow and the new buffer in pink.

Due to zoning changes this (5) five acre property no longer meets the minimum lot size for the zone which is now (9) nine acres.

Attorney Drill stated it makes better planning sense in theory to build a new house instead of building in a right of way and in wetlands and seek front & side yard variance because it's better for the community.

Discussion ensued regarding the following:

- The possibility of moving the house closer to the west to eliminate the side yard variance for the house
- It would be better for the neighborhood to have a side loaded garage
- Approximate two thirds of the property contains wetlands
- Additional relief will be needed for the septic, it is 40 feet from the property line and the minimum is 100 feet.
- Stormwater management and dry wells needed due to the large size of the house and impervious coverage
- Some Board members were uncomfortable with lot averaging

It was noted that there was no one in the public here for this application.

After discussion regarding additional information and time needed for this application was determined that the application should be continued in light of the scheduled agenda.

Attorney Drill stated we can carry to next month, Aug 22nd with a need for new notice add additional variances, dotting all Is and crossing all Ts.

Chairman McCaffrey asked for the driveway measurements for the next hearing.

COMPLETENESS

AMERICAN BAPTIST CHURCHES OF NEW JERSEY

Block 3, Lot 13 and Block 4, Lot 21

Application No. 2015-16

Applicant seeks Preliminary and Final Major Site Plan Approval to add a seven (7) bedroom resident facility to its pre-existing camp.

David Coates, attorney for the applicant introduced himself.

Chairman McCaffrey confirmed with Ms. Marcelli that she has no objections to any of their waiver requests. Ms. Marcelli confirmed.

Chairman McCaffrey read the waiver numbers: 14, 15, 17, 18, 21, 35, 38, 40, 42, 43, 45a, 45b, 45c, 46, 50, 51, 52, 54 and 65.

A motion was made by Ms. Stevens and seconded by Mr. Matsen to grant the waivers and deem the application complete. The vote record follows.

Roll Call: Baptist Church Grant Waivers & Deem the application complete						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus			X			
Lewis			X			
Roberts			X			
Stevens	X		X			
Yager					X	
Olsen					X	

PUBLIC HEARING TWO (2)

AMERICAN BAPTIST CHURCHES OF NEW JERSEY

Block 3, Lot 13 and Block 4, Lot 21

Application No. 2015-16

Applicant seeks Preliminary and Final Major Site Plan Approval to add a seven (7) bedroom resident facility to its pre-existing camp.

Attorney Coates described the application.

The applicant is proposing a new 7 bedroom 3,591 sf residence at the existing camp and conference center. The residence would be located near the center of Block 3, Lot 13 south of the recreational/field area and west of the storage/laundry shed area.

A 3 space parking area is proposed on the east side of the residence with access provided from the eastern gravel driveway that currently serves the site. A septic system is proposed to the west and a dry well is proposed to the north of the residence. No development is proposed on Block 4, Lot 21. The property is located the RR4 Residential zone. The Camp/Conference Center is a permitted Conditional Use in the zone.

The following professionals were sworn:

- Michael Textores, PE, PP, CME of Van Cleef Engineering, Engineer for the applicant
- James Kyle, PP, AICP, of Kyle Planning, Prof Planner for the applicant
- Donald Smith, Director of Baptist Camp for 22 years, prior Site Manager 6 years

Mr. Textores' qualifications were accepted by the Board.

Mr. Kyle's qualifications were accepted by the Board.

Mr. Smith testified that the proposed building will be built with an endowment. The current infirmary will be used for campers. The new building will contain a new infirmary, an exam room, nurse and dorm style sleeping with bunk beds. The building will serve a dual purpose, either summer camp or retreating depending on the season and need.

EXHIBITS:

- A-1 2015 Aerial Photo and Tax Parcel Basemap prepared by James T. Kyle
- A-2 Existing Features Map 6/3/16 prepared by Michael Textores
- A-3 Landscape Plan with color rendering dated 6/3/16 prepared by Michael Textores
- A-4 Letter from Hunterdon County Planning Board dated Nov 23, 2015

The meeting paused for a break at 9:34pm and resumed at 9:59pm.

RELIEF:

- Preliminary and Final Major Site Plan Approval
- Two "D(3)" conditional use variances, one for building height and the other for perimeter setback requirements.

BOARD FINDINGS:

- The use is conditionally permitted in the zone and the impact is not changing.
- The negative impact is de minimis & the positives far outweigh the negatives regarding the variances.
- The camp has been a fixture in the Township for many years and the applicant is enhancing the camp.
- An exception for lighting is warranted based on the conditional use

The applicant agrees to comply with all of the following Township professional reports, no special conditions are imposed.

- 1) Technical Report from Cathy Marcelli, Township Engineer
- 2) Report from Andrea Malcolm, Township Planner
- 3) Report from Brian Bosenberg, Township Landscape Architect
- 4) Report from Joe Fischer, Township Geologist
- 5) Report from Jason Harkins, Township Lighting Expert
- 6) Letter from Robert Emery, Annandale Hose Co. Fire Chief

A motion was made by Ms. Stevens and seconded by Mr. Matsen to grant Site Plan approval with two (2) "D(3)" Variances. The vote record follows.

Roll Call: Baptist Church Preliminary & Final Major Site Plan Approval with two "D(3)" Variances						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus			X			
Lewis			X			
Roberts			X			
Stevens	X		X			
Yager					X	
Olsen					X	

ADJOURNMENT

A motion was made by Ms. Stevens and seconded by Mr. Matsen to adjourn. The Board concurred unanimously and the meeting was adjourned at 10:40pm.

Respectfully Submitted,

Denise Filardo
 Planning and Zoning Board Secretary

These minutes were approved on October 24, 2016.