

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.com

ANNUAL REORGANIZATION PUBLIC MEETING

DATE: JANUARY 25, 2016

The meeting was called to order at 8:06pm by Denise Filardo, Board Administrator.

Ms. Filardo led the Flag Salute.

Ms. Filardo read the Public Notice.

This the January 25th, 2016 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 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.

BOARD MEMBERS IN ATTENDANCE:

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

BOARD MEMBERS ABSENT:

Lewis

BOARD PROFESSIONALS IN ATTENDANCE:

Jon Drill, joined via telephone.

NOMINATIONS AND ELECTIONS

1. CHAIRPERSON

Ms. Filardo requested nominations for Board Chairperson.

Mr. Matsen moved and Mr. Roberts seconded a motion to nominate Mr. McCaffrey as Chairman. The motion carried unanimously.

<i>Roll Call: Appointment of Mr. McCaffrey as Chairman</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen	X		X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts		X	X			
Yager			X			
Olsen			X			
Stevens			X			

Chairman McCaffrey assumed leadership of the meeting.

2. VICE-CHAIRPERSON

Chairman McCaffrey requested nominations for Vice Chairperson.

Sharon Stevens moved and Wayne Filus seconded a motion to nominate Mr. Matsen as Vice Chairman. The motion carried unanimously.

Roll Call: Appointment of Mr. Matsen as Vice Chairman						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen			X			
Filus		X	X			
Lefkus			X			
Lewis						X
Roberts			X			
Yager			X			
Olsen			X			
Stevens	X		X			

Mr. McCaffrey noted that Mr. Thatcher is here for a brief discussion regarding the Hale Resolution.

- | | |
|---|--|
| <ul style="list-style-type: none"> 3. SELECTION OF ATTORNEY 4. SELECTION OF CONFLICT ATTORNEY 5. SELECTION OF ENGINEERING EXPERT
 6. SELECTION OF PLANNING EXPERT
 7. SELECTION OF CONFLICT PLANNING EXPERT 8. SELECTION OF AFFORDABLE HOUSING PLANNING EXPERT 9. SELECTION OF SECRETARY FROM MEMBERS AND/OR
SELECTION OF SECRETARY PROVIDED BY TOWNSHIP 10. SELECTION OF GEOLOGY EXPERT
 11. SELECTION OF TRAFFIC EXPERT 12. SELECTION OF ENVIRONMENTAL EXPERT
 13. SELECTION OF LANDSCAPE ARCHITECT EXPERT
 14. SELECTION OF CONFLICT LANDSCAPE ARCHITECT 15. SELECTION OF LIGHTING EXPERT 16. SELECTION OF ARCHITECTURAL EXPERT
 17. SELECTION OF HYDROGEOLOGY EXPERT | <p>JON DRILL
LISA A. JOHN-BASTA
CATHLEEN MARCELLI
LAWRENCE PLEVIER
ANDREA MALCOLM
MICHAEL F. SULLIVAN
To be Determined
JOSEPH BURGIS
DENISE FILARDO</p> <p>JOE FISCHER &
JEFF FISCHER
CATHLEEN MARCELLI
JEFF KELLER</p>
<p>BRIAN BOSENBERG
MICHAEL F. SULLIVAN
(Alt.)
JOHN M. THOMAS
JASON HARKINS
JOHN HATCH &
MICHAEL HANRAHAN
MATT MULHALL</p> |
|---|--|

- 18. SELECTION OF BOARD STENOGRAPHER
- 19. SELECTION OF WIRELESS COMMUNICATIONS EXPERT
- 20. SELECTION OF NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES

JOANNE SEKELLA
 CHARLES HECHT
 HC DEMOCRAT &
 STAR LEDGER

Ms. Stevens moved and Mr. Matsen seconded a motion to appoint the Board Professionals & Newspapers. The motion carried unanimously.

<i>Roll Call: Professional Appointments & Newspapers</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts			X			
Yager			X			
Olsen			X			
Stevens	X		X			

APPROVAL OF CALENDAR FOR 2016

Ms. Stevens moved and Mr. Roberts seconded a motion to approve the 2016 meeting calendar. The motion carried unanimously.

<i>Roll Call: Approval of 2016 Calendar</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen			X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts		X	X			
Yager			X			
Olsen			X			
Stevens	X		X			

APPROVAL OF RULES AND REGULATIONS FOR 2016

Mr. McCaffrey noted only one change from last year which was the addition of notes by Jon Drill on photography and video at meetings.

Mr. Roberts moved and Mr. Matsen seconded a motion to approve the 2016 Rules and Regulations. The motion carried unanimously.

Roll Call: Approval of 2016 Rules & Regulations						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts	X		X			
Yager			X			
Olsen			X			
Stevens			X			

APPROVAL OF VOUCHERS

Mr. McCaffrey moved and Mr. Roberts seconded a motion to approve the 2016 Rules and Regulations. The motion carried unanimously.

Roll Call: Approval of Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey	X		X			
Matsen			X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts		X	X			
Yager			X			
Olsen			X			
Stevens			X			

2015 ANNUAL REPORT

A discussion ensued regarding the definition of an addition. Jon Drill asked Tom McCaffrey to reference the case (Smits) in the context of where this came up before submitting the annual report to the Planning Board.

Mr. Matsen moved and Mr. Roberts seconded a motion to approve the 2015 Annual Report subject to completion of 2015 Resolutions. The motion carried unanimously.

Roll Call: Approval of 2015 Annual Report						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen	X		X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts		X	X			
Yager			X			
Olsen			X			

Stevens			X			
---------	--	--	---	--	--	--

RESOLUTION MEMORIALIZATION

1) HALE, Block 29, Lot 31

Application No. 2015-12, Resolution No. 2015-13

Grant of “D(2)” Expansion of pre-existing non-conforming use variance, “D(5)” Density variance, “C(1)” Lot width variance, “C(2)” Lot Averaging variance, Subdivision Ordinance exceptions, and Preliminary and Final Major Subdivision approval.

Mr. John Thatcher, attorney for the Hale’s, requested the omission of 5.a. Performance Guaranty on page 27. Jon Drill stated Cathy Marcelli & I are diametrically opposed to eliminating a Performance Bond.

Discussion ensued regarding the need for the Performance Guaranty and the estimated cost. Mr. Thatcher felt that the purchaser of the lots is the developer. Jon Drill stated once they (the applicant) want to sell off lots, they are a developer. The Performance Guaranty is for subdivision and on site improvements.

After further discussion, Mr. McCaffrey suggested to Mr. Thatcher that we pass this resolution tonight as is, then if you come back next meeting with a good mechanism to enforce this on the buyers, they we can modify the resolution and take it out. Jon Drill agreed that is a good idea.

Jon Drill stated there is one correction on page 24, that Cathy Marcelli caught. On the very last condition under (2) (a) should read “50%”not “505”. This is the only revision.

Ms. Stevens moved and Mr. Matsen seconded a motion to memorialize Resolution No. 2015-13 with the one correction noted above. The motion carried by a majority with Mr. Lefkus, Mr. Yager and Mr. Olsen abstaining.

Roll Call: Memorialization of Hale Resolution No. 2015-13						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus					X	
Lewis						X
Roberts			X			
Yager					X	
Olsen					X	
Stevens	X		X			

Jon Drill suggested the following to Mr. Thatcher: start with Cathy Marcelli first to find out how much money to issue, then talk to Wayne Ingram, maybe he can come up with some alternate language, if it looks good, Cathy supports it, and it’s reasonable, come back next month and have it amended. Jay Thatcher said, “that’s what I will do”.

ADJOURNMENT

Chairman McCaffrey asked for a motion to adjourn the meeting.

Ms. Stevens moved and Mr. Matsen seconded a motion to adjourn. The motion carried unanimously and the meeting was adjourned at 8:39pm

Roll Call: Adjournment						
Member	Motion	2nd	Yes	No	Abstain	Absent
McCaffrey			X			
Matsen		X	X			
Filus			X			
Lefkus			X			
Lewis						X
Roberts			X			
Yager			X			
Olsen			X			
Stevens	X		X			

Respectfully submitted,

Denise Filardo
Planning and Zoning Board Secretary

These minutes were approved on July 26, 2016