

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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June 20, 2016

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:32pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the June 20, 2016 public meeting of the Planning 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.

**MEMBERS IN ATTENDANCE**

Higgins, Mardini, McTiernan, Scheick, Kilduff, Pfeffer, Cimei

Mr. Higgins arrived at 7:38pm.

**MEMBERS ABSENT**

Butcher, Kleinhans

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

1. Jonathan Drill, Esq., Board Attorney
2. Andrea Malcolm, PP, AICP, Board Planner
3. Denise Filardo, Board Secretary

**MINUTES**

MEETING MINUTES of February 17, 2016

Mr. Scheick moved and Mr. McTiernan seconded a motion to approve the Minutes of 2/17/16. The motion carried unanimously.

<b>Roll Call: Minutes of 2-17-16</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins						X
Kilduff (Alt. 1)					Not Eligible	
Kleinhans						X
Mardini					Not Eligible	
McTiernan		X	X			
Pfeffer (Alt. 2)			X			
Scheick	X		X			
Cimei			X			

MEETING MINUTES of March 21, 2016

Mr. Scheick moved and Mr. McTiernan seconded a motion to approve the Minutes of 3/21/16. The vote record follows.

<b>Roll Call: Minutes of 3-21-16</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins						X
Kilduff (Alt. 1)					Not Eligible	
Kleinhans						X
Mardini	X		X			
McTiernan		X	X			
Pfeffer (Alt. 2)			X			
Scheick			X			
Cimei			X			

**RESOLUTIONS** (Dist. by J. Drill via email.)

THE FOOD CURE, LLC, Block 59, Lot 4.01  
 Application No. 2015- 21  
 Resolution No. CTPB-2016-04

Mr. McTiernan moved and Mr. Scheick seconded a motion to adopt Resolution No. CTPB-2016-04. The vote record follows.

<b>Roll Call: The Food Cure - Resolution No. CTPB-2016-04</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins			X			
Kilduff (Alt. 1)			X			
Kleinhans						X
Mardini	X		X			

McTiernan			X			
Pfeffer (Alt. 2)					X	
Scheick		X	X			
Cimei			X			

**DISCUSSION ON PRPOSED ORDINANCE AMENDMENTS**

Attached herewith is a summary memo from Andrea Malcolm, Township Planner, to the Planning Board with attached ordinance, zoning map & schedule revisions discussed at the last ordinance meeting:

- Site Plan Review exemptions
- Septic System Repair or Replacement within a Yard Setback
- Temporary Signage Removal Enforcement
- Removal of references to former R1 and R2 zones
- Revision of Zoning Map and Schedule (remove R1 & R2 references; add FMB and AH-3 redevelopment zones)

The format of the proposed ordinance amendments has been revised as requested by John Higgins and Kris Hattinger, Township Attotrney, to more closely match the current Township ordinance format – otherwise, the only change is the addition of the proposed revision/clarification of Section 165-98.D(5) regarding existing septic systems within a yard setback.

<b>Roll Call:</b> Direct Board Secretary to ask Board Planner to follow necessary steps to forward Proposed Ordinance changes to Council.						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)			X			
Kleinhans						X
Mardini	X		X			
McTiernan			X			
Pfeffer (Alt. 2)		X	X			
Scheick			X			
Cimei			X			

**NEW BUSINESS**

1. Approval of Vouchers

Mr. McTiernan moved and Mr. Higgins seconded a motion to approve payment of the vouchers. The vote record follows.

<b>Roll Call: Approval of Vouchers</b>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X

Higgins			X			
Kilduff (Alt. 1)			X			
Kleinhans						X
Mardini			X			
McTiernan			X			
Pfeffer (Alt. 2)			X			
Scheick		X	X			
Cimei	X		X			

**REPORTS**

1. Report from Council  
None.
2. Report from Ordinance Subcommittee  
See above.
3. Report from Open Space  
None.
4. Report from Environmental Commission  
None.

**ADJOURNMENT**

Chairman Cimei moved and Mr. Scheick seconded a motion to adjourn. The Board concurred unanimously and the meeting was adjourned at 8:07pm.

These minutes were approved on November 7, 2016.

Respectfully Submitted,

*Denise Filardo*  
Planning and Zoning Board Secretary