

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: January 11, 2016

1) CALL TO ORDER:

Board Secretary, Denise Filardo called the meeting to order at 7:30 PM.

Ms. Filardo led the Flag Salute.

2) PUBLIC NOTICE:

The Public Notice was read by Ms. Filardo.

This is a 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.

3) SWEARING IN OF NEW MEMBERS:

Dan McTiernan was sworn in by Jon Drill.

4) ROLL CALL:

<i>Roll Call: Board Members in Attendance</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Cimei			X			
Higgins			X			
Kleinhans			X			
Mardini			X			
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

Sandra Butcher arrived at 7:42 PM.

Dave Pfeffer Alt. 2 was absent.

5) NOMINATIONS AND ELECTIONS:

1. NOMINATION OF BOARD CHAIR:

Mr. Mardini moved and Mr. Higgins seconded a motion to appoint Mr. Cimei as the Board Chairman for 2016. The motion carried unanimously.

<i>Roll Call: Nomination of Kevin Cimei as Board Chairman</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Cimei					X	
Higgins		X	X			
Kleinhans			X			
Mardini	X		X			
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt 2						X

2. NOMINATION OF BOARD VICE CHAIR:

Mr. Mullay moved and Mr. Higgins seconded a motion to nominate Sam Mardini as Vice Chairman. The motion carried unanimously.

<i>Roll Call: Nomination of Sam Mardini as Vice Chairman</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Cimei	X		X			
Higgins		X	X			
Kleinhans			X			
Mardini						
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt 2						X

3. NOMINATION OF BOARD VICE CHAIR PRO TEMP:

Mr. Higgins moved and Mr. McTiernan seconded a motion to nominate Suzanne Kleinhans as Vice Chair Pro Temp. The motion carried unanimously.

<i>Roll Call: Nomination of Suzanne Kleinhans as Vice Chair Pro Temp</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			

Higgins	X		X			
Kleinhans					X	
Mardini			X			
McTiernan		X	X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

4. SELECTION OF BOARD EXPERTS:

- | | |
|--|---|
| a. SELECTION OF ATTORNEY | JON DRILL |
| b. SELECTION OF CONFLICT ATTORNEY | LISA A. JOHN-BASTA |
| c. ELECTION OF ENGINEERING EXPERT | CATHLEEN MARCELLI |
| | LARRY PLEVIER |
| d. SELECTION OF PLANNING EXPERTS | MICHAEL SULLIVAN |
| | ANDREA MALCOLM |
| e. SELECTION OF SECRETARY FROM MEMBERS AND/OR
SELECTION OF SECRETARY PROVIDED BY TOWNSHIP | DENISE FILARDO |
| f. SELECTION OF GEOLOGY EXPERTS | JOE FISCHER and
JEFF FISCHER |
| g. SELECTION OF TRAFFIC EXPERT | CATHLEEN MARCELLI |
| h. SELECTION OF ENVIRONMENTAL EXPERT | JEFF K. KELLER |
| i. SELECTION OF LANDSCAPE ARCHITECT EXPERT | BRIAN BOSENBERG and
MICHAEL SULLIVAN(Alt.) |
| j. SELECTION OF CONFLICT LANDSCAPE ARCHITECT | JOHN M. THOMAS |
| k. SELECTION OF LIGHTING EXPERT | JASON HARKINS |
| l. SELECTION OF ARCHITECTURAL EXPERTS | JOHN HATCH and
MICHAEL HANRAHAN |
| m. SELECTION OF HYDROGEOLOGY EXPERT | MATTHEW MULHALL |
| n. SELECTION OF BOARD STENOGRAPHER | JOANNE SEKELLA |
| o. SELECTION OF WIRELESS COMMUNICATIONS EXPERT | CHARLES HECHT |
| p. SELECTION OF NEWSPAPER | HUNTERDON COUNTY
DEMOCRAT AND
THE STAR LEDGER |
| q. AFFORDABLE HOUSING EXPERT | JOSEPH H. BURGIS |

Ms. Kleinhans moved and Mr. Scheick seconded a motion to approve the Board Experts. The motion carried unanimously.

Roll Call: Approval of 2016 Board Professionals						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			
Higgins			X			
Kleinhans	X		X			
Mardini			X			
McTiernan			X			
Scheick		X	X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

6) APPROVAL OF THE 2016 CALENDAR:

Mr. Higgins moved and Mr. McTiernan seconded a motion to approve the 2016 calendar. The motion carried unanimously.

<i>Roll Call: Approval of 2016 Calendar</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			
Higgins	X		X			
Kleinhans			X			
Mardini			X			
McTiernan		X	X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

7) RESOLUTION APPROVING OF THE 2016 RULES AND REGULATIONS:

Mr. Drill read proposed amendment regarding photography. Chairman Cimei moved and Mr. Mardini seconded a motion to adopt the 2016 Rules and Regulations. The motion carried unanimously.

<i>Roll Call: Approval of 2016 Rules and Regulations</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei	X		X			
Higgins			X			
Kleinhans			X			
Mardini		X	X			
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

8) APPROVAL OF VOUCHERS:

Mr. Scheick moved and Ms. Kleinhans seconded a motion to approve payment of the vouchers. The motion carried unanimously.

<i>Roll Call: To Approve Payment Of Vouchers</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			
Higgins			X			

Kleinhans		X	X			
Mardini			X			
McTiernan			X			
Scheick	X		X			
Kilduff, Alt. 1					X	
Pfeffer, Alt. 2						X

9) APPROVAL OF MINUTES:

None.

10) RESOLUTIONS:

None.

11) DISCUSSION:

Valley Crest Farm and Preserve (Bob LeCompte), Garage/Pole Barn
Block 29.01, Lot 1
Application No. 2015-18

Although Mr. LeCompte previously agreed to not having a loft in the proposed Garage/Pole Barn, after considerable thought, he is requesting to have a loft in order to store planting materials, such as pots. The size and height of the Pole Bard was also discussed.

Mr. Drill asked the Board to make a motion to revise the Proposed Letter to be sent to the HCABD regarding the discussion above.

Mr. Mardini moved and Mr. McTiernan seconded a motion to authorize Jon Drill to revise the letter to the HCABD re: Valley Crest Farm and Preserve. The motion carried unanimously.

Roll Call: To Authorize Jon Drill to revise Letter to CADB re: Valley Crest Farm and Preserve						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			
Higgins			X			
Kleinhans			X			
Mardini	X		X			
McTiernan		X	X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

12) REPORTS & ASSIGNMENTS:

1. Report from Council: Mr. Higgins reported that the Council adopted a resolution authorizing an Affordable Housing Agreement for the Beaver Brook Homestead site. The Township has entered into a signed contract with Ingerman, the developer. There are two exhibits that are not part of the contract yet, the Highlands Agreement and the Payment in Lieu of Taxes. Those are in final form and will be adopted at the 1/27/16 Council Meeting.
Council also introduced an ordinance to adopt the Redevelopment Plan for Beaver Brook Homestead.
2. Report from Ordinance Committee: None.
3. Report from Open Space: None.
4. Report from Environmental Commission: None.

13) EXECUTIVE SESSION ON MOUNT LAUREL LITIGATION:

Mr. Higgins moved and Ms. Kleinhans seconded a motion to enter Executive session. The motion carried unanimously.

<i>Roll Call: To Enter Executive Session on Mount Laurel Litigation</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Cimei			X			
Higgins	X		X			
Kleinhans		X	X			
Mardini			X			
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

Executive session began at 8:27PM and ended at 9:44PM.

14) ADJOURNMENT:

Ms. Butcher moved and Mr. Mardini seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 9:46PM.

<i>Roll Call: Adjournment</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher	X		X			
Cimei			X			
Higgins			X			
Kleinhans			X			

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Mardini		X	X			
McTiernan			X			
Scheick			X			
Kilduff, Alt. 1			X			
Pfeffer, Alt. 2						X

These minutes were approved on June 6, 2016.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Administrator