

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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June 1, 2015

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:05pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the June 1, 2015 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.

Secretary Filardo called the roll.

MEMBERS PRESENT

D'Alleinne, Higgins, Kilduff, Kleinhans, Mardini, Mullay Scheick, Cimei

MEMBERS ABSENT

Ms. Butcher arrived at 7:30pm

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney
Andrea Malcolm, PP, AICP, Board Planner
Joseph Burgis, Board Affordable Housing Planning Expert
Tom Behrens, Board Affordable Housing Planning Expert
Joanne Sekella, Board Stenographer
Denise Filardo, Board Secretary

REQUEST FOR EXTENSION OF TIME

1. CLINBAR BBQ-LMG CLINTON, Block 29, Lot 34, Application No. 2006-07
Request from buyer and seller for six (6) month extension of time to update and complete all violations pursuant to Resolution NO's. 2010-08 and 2007-13.

In response to a letter of non-compliance issued by Michael Wright, Township Construction Code Official on April 7, 2015, Mr. Chris Franzblau, Esq. submitted letter dated May 12, 2015 requesting a six (6) month extension of time to update and complete all violations pursuant to Resolution NO's. 2010-08 and 2007-13. Attorney Franzblau explained the Robert Wigder owns 90% of the property and Mr. Franzblau own 10%. LMG Clinton, LLC is the present owner of Clinbar and has been operating the restaurant. Mr. Adam Rutkowski will be buying the land and building to operate a restaurant.

The following individual was sworn:

- Adam Rutkowski, (prospective buyer)

Mr. Mardini moved and Mr. Scheick seconded a motion to grant a six (6) month extension of time. The vote record follows.

Roll Call: Clinbar BBQ-LMG Clinton - Extension of Time						
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			
Scheick		X	X			
Cimei			X			

The Board Secretary will inform the Zoning Officer & Construction Official of the extension of time granted by the Board.

Recess 7:24pm

Restart 7:30

PUBLIC HEARINGS

- 1) VERIZON WIRELESS, Block 7, Lot 33
42 Cherry Street (Kullman Site)
Application No. 2015-07
Applicant is seeking Waiver of Site Plan to upgrade to 4G LTE Technology to existing Verizon Wireless Communications Facility

The applicant was represented by David Soloway, Esq.

The following individuals were sworn and testified:

- Chad Schwartz, PE, Applicant's engineering expert
- Andrea Malcolm, Board planning expert

Mr. Schwartz discussed the specifics of the proposed upgrade.

The applicant is seeking Waiver of Site Plan to further upgrade its wireless Communications facility to 4G LTE technology as follows:

- a) replace two of the existing 6-foot high panel antennas with new 6-foot high by 14.6-inches wide by 8.1-inches deep panel antennas and add two new 6-foot high by 14.6-inches wide by 8.1-inches deep panel antennas, which will increase the total number of 6-foot high panel antennas from six (6) to eight (8), with the center lines and tops of the existing and new antennas no higher than 108-feet, 6-inches above ground level, and 111-feet, 6-inches above ground level, respectively;
- b) add four (4) 36.6-inch high by 10.6-inch wide by 5.8-inch deep RRHs (Remote Radio Heads), with the tops of the RRHs no higher than 108-feet, 6-inches above ground level;
- c) add two (2) 19.8-inch high by 15.73-inch wide by 10.25-inch deep OVP (Over Voltage Protection) boxes, with the tops of the OVP boxes no higher than 108-feet, 6-inches above ground level;
- d) add two (2) new hybrid cable runs concealed in cable trays from the new antennas to the equipment in the equipment shelter, and four (4) cable runs concealed in cable trays from the new RRH's to the equipment in the equipment shelter, for a total of 12 cable runs concealed in cable trays; and replacement of certain equipment in the equipment shelter, all to upgrade the wireless communication facility to 4G LTE technology

BOARD FINDINGS AND CONCLUSIONS

- Prior site plan approvals were obtained to allow existing site improvements and uses of the property. The Board notes that it could not verify compliance with the approved site plan because it was not submitted. As such, the Board could not find that a site plan waiver was warranted under ordinance section 165-36.1.A(1).
- Although the proposed development appears to be a normal replacement from the point of view of the telecommunications industry (a "normal" technology upgrade), there are enough changes to the equipment that the Board is not comfortable finding and concluding that the proposed development constitutes a normal replacement within the meaning and intent of ordinance section 165-36.1.A(2).
- The Board is comfortable finding and concluding that the proposed development will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review as per ordinance section 165-36.1.A(3). As such, the Board finds and concludes that a waiver of site plan review and approval is warranted.

RELIEF GRANTED

The Board granted approval for Waiver of Site Plan based on ordinance section 165-36.1.A(3) to allow the proposed upgrade to 4G LTE Technology with conditions.

Mr. D'Alleinne moved and Mr. Mullay seconded a motion to grant Waiver of Site Plan with conditions. The vote record follows.

Roll Call: Verizon Wireless, Block 7, Lot 33						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 1)					X	
D'Alleinne	X		X			
Higgins			X			
Kilduff (Alt 2)					X	
Kleinhans			X			
Mardini			X			
Mullay		X	X			
Scheick			X			
Cimei			X			

2) VERIZON WIRELESS, Block 59, Lot 3

79 Beaver Avenue

Application No. 2015-08

Waiver of Site Plan to upgrade existing wireless communications facility

The applicant was represented by David Soloway, Esq.

The following individuals were previously sworn for the above application and testified:

- Chad Schwartz, PE, Applicant's engineering expert
- Andrea Malcolm, Board planning expert

Mr. Schwartz discussed the specifics of the proposed upgrade.

Applicant is seeking waiver of site plan review and approval to further upgrade its wireless communications facility to 4G LTE technology as follows:

- a) replacing three (3) of the existing panel antennas with three (3) new panel antennas, and adding three (3) new panel antennas, which will increase the total number of panel antennas from nine (9) to twelve (12), with the center lines and tops of the existing and new antennas no higher than 130 feet above ground elevation, and 132 feet above ground elevation, respectively
- b) adding three (3) 36.6-inch high by 10.6-inch wide by 5.8-inch deep RRH (Remote Radio Head), with the top of the RRH no higher than 130 feet above ground elevation
- c) adding two (2) 19.8-inch high by 15.73-inch wide by 10.25-inch deep OVP (Over Voltage Protection) boxes, with the tops of the OVP boxes no higher than 130 feet above ground elevation
- d) adding three (3) 9-inch high by 6.7-inch wide by 8.9-inch deep TMAs (Tower Mounted Amplifiers) no higher than 130 feet above ground elevation;
- e) adding one (1) new hybrid cable routed along the exterior of the monopole for a total of 13 cables strapped to the exterior of the monopole and 6 cables run within the monopole
- f) replacing certain equipment in the equipment shelter

Mr. Mardini moved and Mr. Scheick seconded a motion to grant Waiver of Site Plan. The vote record follows.

Roll Call: Verizon Wireless, Block 59, Lot 3						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 1)					X	
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 2)					X	
Kleinhans			X			
Mardini	X		X			
Mullay			X			
Scheick		X	X			
Cimei			X			

3) REDEVELOPMENT PLAN FOR THE FOX/SEALS BUILDING (FORMER MUNICIPAL BUILDING SITE, Block 53, Lot 3

The following individuals were sworn:

- Joseph Burgis, PP, AICP, President Burgis Associates
- Tom Behrens, Jr., PP, AICP, Associate, Burgis Associate
- Carolyn Neighbor, of 1 Maple Avenue, Annandale, NJ
- Catherine Riihimaki, of 9 West Street, Annandale, NJ

The Governing body requested that the Planning Board review and make recommendations to the Governing body regarding adoption of this plan.

Chairman Cimei stated that the Town Hall meeting regarding this site took place on a snowy day in February and was a very successful work session with a lot of good feedback from the public.

Mr. Burgis spoke from the PowerPoint presentation entitled Redevelopment Plan Former Municipal Building attached herewith.

Carolyn Neighbor 1 Maple Ave, Annandale. Ms. Neighbor expressed the following concerns:

- The availability of sewer and water
- Parking - when the church serves as a Community Center and when they have an event the entire park lot between buildings is full. Washington Street is not wide enough to park on and there are not a lot of alternatives.
- Location of the playground
- Impervious coverage
- Not impressed with historic architectural guidelines

Mr. Cimei acknowledged that Ms. Neighbor's circulation issues are appreciated. The Board & Council would like this to be done in proper character.

Catherine Riihimaki of 9 West Street, Annandale conveyed the following:

- The parking issue should not be overblown. The only time there is a parking problem is on Halloween and during the town yard sale.
- The church is by no way an Annandale Community center, many come from outside Annandale. The church does not serve the community center role for Annandale residents.

Discussion ensued among Board members regarding the church’s responsibility for its own parking. An informal poll of Board members revealed six (6) members recommend having both parking options, and two (2) Board members prefer what is shown on Slide 23. Board members decided it was a good idea to have a conversation with the church regarding parking.

Mr. Mardini moved and Mr. D’Alleinne seconded a motion to recommend that the Governing body adopt the Redevelopment plan dated 5/7/2015 which provides 2 parking options and the planners will look into impervious coverage calculation & revise if necessary to make the plan conform.

The vote record follows.

Roll Call: Redevelopment Plan for former Municipal Building						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 1)					X	
D’Alleinne		X	X			
Higgins			X			
Kilduff (Alt 2)					X	
Kleinhans			X			
Mardini	X		X			
Mullay			X			
Scheick			X			
Cimei			X			

NEW BUSINESS

1. Approval of Vouchers

Mr. Mullay moved and Ms. Kleinhans seconded a motion to approve payment of the vouchers. The vote record follows.

Roll Call: Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 1)					X	
D’Alleinne			X			
Higgins			X			
Kilduff (Alt 2)					X	
Kleinhans		X	X			
Mardini			X			

Mullay	X		X			
Scheick			X			
Cimei			X			

REPORTS

Report from Council – Council had discussion regarding cleaning up of ordinances.

Report from Ordinance Subcommittee None.

Report from Open Space - None

Report from Environmental Commission - None

ADJOURNMENT

Ms. Butcher moved and Mr. D’Alleinne seconded a motion to adjourn. The meeting was adjourned at 9:24pm. The vote record follows.

Roll Call: Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 1)	X					
D’Alleinne		X	X			
Higgins			X			
Kilduff (Alt 2)			X			
Kleinhans			X			
Mardini			X			
Mullay			X			
Scheick			X			
Cimei			X			

Respectfully Submitted,
Denise Filardo
 Planning Board Secretary

These minutes approved on December 19, 2016