

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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April 25, 2016

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Vice Chairman Mardini called the meeting to order at 7:01pm.

Vice Chairman Mardini led the Flag Salute.

Vice Chairman Mardini read the Public Notice.

This is the April 25, 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.

Secretary Filardo called the roll.

MEMBERS PRESENT

Higgins, Kleinhans, Mardini, Pfeffer, Cimei

MEMBERS ABSENT

Butcher, Kilduff, McTiernan, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney via telephone

Denise Filardo, Board Secretary

MEETING MINUTES

Meeting minutes of April 6, 2015 and January 11, 2016 to be adopted at June 6, 2016 meeting.

MASTER PLAN CONSISTENCY REVIEWS

1. Ordinance No. 1082-16

Amending And Supplementing “Part 6 Subdivision And Site Plan Review” Of “Article Vi Application Procedure” Of “Chapter 165 Land Use Regulations” Of The Code Of The Township Of Clinton By The Addition Thereto Of A New Section 165-41.1 To Establish Submission Requirements For Applications For Development In The Highlands Area

2. Ordinance No. 1083-16

Amending And Supplementing Part 6 “Subdivision And Site Plan Review” Of Article Vi “Application Procedure” Of Chapter 165 “ Land Use Regulations” Of The Code Of The Township Of Clinton By The Addition Thereto Of A New Section 165-41.2 To Establish Procedural And Substantive Requirements By Which The Township May Issue Highlands Act Exemption Determinations

Mr. Cimei moved and Mr. Higgins seconded a motion to deem Ordinance numbers 1082-16 and 1083-16 not inconsistent with the Master Plan. The vote record follows.

<i>Roll Call: Ordinances 1082-16 and 1083-16 Not inconsistent with the Master Plan</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins		X	X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei	X		X			

3. Ordinance No. 1084-16

A multi-purpose ordinance amending Chapter 165 “Land Use Regulations” of the code of the Township of Clinton to, among other things, modify the definition of terms, application fees, and application checklist requirements; establish new requirements for medical office, ambulatory care facility, assisted living residence facility, nursing home and residential health care facility uses and address the zoning districts in which such uses may be allowed; prohibit hospitals; regulate the number of principal buildings on lots; and provide relief for minor yard encroachments.

Ms. Kleinhans noted the needed correction of a typo regarding the numbering of items 1 through 8 in the ordinance of Subsection 165-192.B. Detail to be reflected in letter to Council.

Ms. Kleinhans moved and Mr. Cimei seconded a motion to deem Ordinance number 1084-16 is not inconsistent with the Master Plan and make a recommended change. The vote record follows.

Roll Call: Ordinance 1084-16 Not inconsistent with the Master Plan						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei		X	X			

Ms. Kleinhans moved and Mr. Pfeffer seconded a motion to ask Board Secretary to send letters to council regarding Ordinance numbers 1082-16, 1083-16 and 1084-16 are Not inconsistent with the Master Plan and make a recommended change. The vote record follows.

Roll Call: Ask Board Secretary to send letter to Council regarding Ordinance numbers 1082-16, 1083-16 and 1084-16						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

NEW BUSINESS

1. Approval of Vouchers

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

Roll Call: Approval of Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini			X			

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

REPORTS

Report from Council - Mr. Higgins reported the following from Council:

- The county has plans to refurbish the fire school on Petticoat Lane, they will come in for a Capital Review
- Exxon and Ingerman to come before the Planning Board shortly
- Old Municipal Building concerns regarding requirements for historic restoration

State aid for roadwork was discussed, last year we received \$160,000. Agreements have been signed with Readington and Tewksbury Townships.

Report from Ordinance Subcommittee – Nothing to report

Report from Open Space – The meeting scheduled for tomorrow night is cancelled.

Report from Environmental Commission – Nothing to report

Board secretary will follow-up with Attorney Drill tomorrow regarding a schedule for the Amended HPE&FSP.

There was discussion regarding scheduling of the Ingerman application for completeness and Public Hearing. Ingerman wants to be in a position to apply for financing in the June/July round. John Higgins will call Lara at Ingerman tomorrow to discuss their anticipated timeline for scheduling.

Ms. Kleinhans moved and Mr. Pfeffer seconded a motion to Ratify all business conducted at tonight’s meeting. The vote record follows.

<i>Roll Call: Board Ratification of all business conducted at this meeting tonight</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

ADJOURNMENT

Mr. Cimei moved and Ms. Kleinhans seconded a motion to adjourn. The meeting was adjourned at 7:41pm. The vote record follows.

Roll Call: Adjournment						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei	X		X			

Respectfully Submitted,
Denise Filardo
Planning Board Secretary

These minutes approved on December 19, 2016