

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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June 22, 2015

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:31pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the June 22, 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, Kleinhans, Mardini, Mullay, Scheick, Cimei

**MEMBERS ABSENT**

Butcher, Kilduff

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney, Tom Behrens, PP, AICP, Board Affordable Housing Planner and Denise Filardo, Board Secretary

**RESOLUTIONS**

1. **CLINBAR, LLC (FORMER OL'WEST BBQ-LMG CLINTON, LLC)**  
Block, 29, Lot 34  
Resolution No. 2015-09  
Further extension of the time within which to comply with conditions #10 and #12 of Resolution No. 2007-13 relating to obtaining signed plans and completing construction improvements.

Mr. Mullay moved and Mr. D'Alleinne seconded a motion to adopt Resolution No. 2015-09. The vote record follows.

<b>Roll Call: Clinbar Resolution No. 2015-09</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D'Alleinne		X	X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans			X			
Mardini			X			
Mullay	X		X			
Scheick			X			
Cimei			X			

**1. RESOLUTION ELECTING BOARD SECRETARY AND APPOINTING BOARD ADMINISTRATOR FOR 2015**

Mr. Mardini moved and Mr. D'Alleinne seconded a motion to electing Denise Filardo as Board Secretary for 2015. The vote record follows.

<b>Roll Call: Resolution electing Board Secretary and appointing Board Administrator for 2015</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D'Alleinne		X	X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans			X			
Mardini	X		X			
Mullay			X			
Scheick			X			
Cimei			X			

**REQUEST FOR EXTENSION OF TIME**

**1. HANNAH MEMORIAL CANCER CLINIC, Block 47.02, Lot 1**  
Application # 2011-05

Applicant is requesting a modification to Condition No. 2 "Signing of the Site Plans" of Resolution No. 2014-09, to extend time for signing the plans.

Attorney Drill reviewed the history of this application and read the letter from the applicant's attorney, William Gianos, Esq., dated June 18, 2015 requesting an extension of time.

Attorney Drill suggested a 6 month extension to October 9, 2015. The Board members discussed and all were in agreement.

Mr. Higgins moved and Ms. Kleinhans seconded a motion to grant a six (6) month extension of time of condition No. 2, "Signing of the Plans" of Resolution No. 2014-09. The vote record follows.

<b>Roll Call: Extension of Time for Resolution No. 2014-09</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D'Alleinne			X			
Higgins	X		X			
Kilduff (Alt 1)						X
Kleinhans		X	X			
Mardini			X			
Mullay					Recused	
Scheick			X			
Cimei			X			

**PUBLIC HEARING**

**1. PROPOSED 2015 HOUSING PLAN ELEMENT & FAIR SHARE PLAN**  
*Continued from May 4, 2015*

- PRESENTATION
- PUBLIC QUESTIONS AND COMMENTS
- BOARD ACTION

Chairman Cimei noted that there was no one in the audience.

Tom Behrens, PP, AICP of Burgis Associates reviewed the 2015 HPE&FSP and the Appendix dated June 22, 2015, both attached herewith.

Mr. Behrens distributed a memo including two (2) insubstantial changes to the plan dated April 22, 2015.

Mr. Higgins noted the Council authorized a letter that he signed which was sent to RLSA, Readington Lebanon Sewer Authority (RLSA) regarding them providing adequate sewerage for the Windy Acres site.

Attorney Drill read the proposed resolution to adopt the 2015 HPE&FSP dated June 22, 2015.

Mr. Mardini moved and Mr. Scheick seconded a motion to adopt the 2015 Housing Plan Element and Fair Share Plan. The vote record follows.

<b>Roll Call: Resolution Adopting the 2015 HPE&amp;FSP</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans			X			
Mardini	X		X			
Mullay			X			
Scheick		X	X			
Cimei			X			

Mr. Behrens will email all five (5) parts of the plan to Carla Conner, Township Clerk tomorrow to present to the mayor and Council.

**NEW BUSINESS**

**1. APPROVAL OF VOUCHERS**

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

<b>Roll Call: Approval of Vouchers</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans			X			
Mardini			X			
Mullay		X	X			
Scheick			X			
Cimei	X		X			

**REPORTS**

Report from Council

- Our petition was accepted by the Highlands Council this past Thursday, June 18th.
- In addition to the checklist, we will do a center study.
- The salary ordinance was adopted.

Report from Ordinance Subcommittee

- Met last week and divided up the work load.
- We will circulate those items that are ready and present to the Board.
- We will be working on remaining items.
- Received a few more suggestions from the BOA.

Report from Open Space – The last meeting was cancelled, nothing to report.

Report from Environmental Commission – Nothing to report.

Secretary Filardo read letter from John W. Thatcher, Esq., dated June 4, 2015 regarding the Variance and Site Plan application filed by Northgate West Condominium Owners Association is to be withdrawn. This pertained to a storage shed (a large roof on top of 2 storage containers) approximately 40' x 40' being built on a steep slope and very well within the setbacks of a C1 stream corridor. The construction code official informed them that they need to file for a demolition permit to remove the shed.

There was discussion regarding a recent US Supreme Court decision regarding signs.

### **ADJOURNMENT**

Mr. D'Alleinne moved and Mr. Scheick seconded a motion to adjourn. All were in favor and the meeting was adjourned at 8:17pm.

Respectfully Submitted,  
*Denise Filardo*

These minutes approved on January 9, 2017