

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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November 2, 2015

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:35pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the November 2, 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, and the Star Ledger no later than the Friday prior to the meeting.

Secretary Filardo called the roll.

MEMBERS PRESENT

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

Ms. Butcher arrived at 7:46pm

MEMBERS ABSENT

None.

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney, Andrea Malcolm, PP, AICP, Board Planner, and Denise Filardo, Board Secretary

RESOLUTION MEMORIALIZATIONS

1. LBP CLINTON LLC, Block 90, Lot 2
Commons on Payne Office Building Development
Resolution No. 2015-16
Application No. 2011-06

Modification of Condition #6 of Resolution No. 2011-17R to allow the applicant until December 31, 2017 to obtain final Site Plan Approval and Two (2) One-Year Extensions of the Preliminary Protection Period through December 31, 2017.

Eligible Members: *Cimei, D'Alleinne, Higgins, Kilduff, Kleinhans, Mullay, Scheick*

Mr. D'Alleinne moved and Mr. Mullay seconded a motion to adopt Resolution No. 2015-16. The vote record follows.

Roll Call: LBP Clinton LLC, Blk 90, Lot 2 - Resolution No. 2015-16						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)					Not Eligible	
D'Alleinne	X		X			
Higgins			X			
Kilduff (Alt 1)			X			
Kleinhans			X			
Mardini					Not Eligible	
Mullay		X	X			
Scheick			X			
Cimei			X			

2. **CLINBAR, LLC, Block 29, Lot 34**

(Former OL' West BBQ-LMG Clinton, LLC)

Resolution No. 2015-17, Application No. 2006-07

Third Extension of Time within which to Comply with conditions #10 and #12 of Resolution No. 2001-13 Relating to Obtaining Signed Plans and Completing Construction Improvements

Eligible Members: *Higgins, Kleinhans, Mardini, Mullay, Scheick, D'Alleinne, Cimei*

Mr. Mardini moved and Mr. Scheick seconded a motion to adopt Resolution No. 2015-17. The vote record follows.

Roll Call: Clinbar LLC, Blk 29, Lot 34 - Resolution No. 2015-17						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)					Not Eligible	
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans			X			
Mardini	X		X			
Mullay			X			
Scheick		X	X			
Cimei			X			

3. **CLINTON POINT, LLC - COUNTRY GRIDDLE, Block 76, Lot 2**

Resolution No. 2015-18, Application No. 2008-05

Second Modification of Condition #1 of Resolution No. 2014-07, Granting a second Extension of the Time within which the Applicant must Obtain Signatures on the Site Plan through October 31, 2015.

Eligible Members: *Cimei, D'Alleinne, Higgins, Kleinhans, Mardini, Mullay, Scheick*

Mr. Higgins moved and Ms. Kleinhans seconded a motion to adopt Resolution No. 2015-18. The vote record follows.

Roll Call: Clinton Point, LLC, Blk 76, Lot 2 - Resolution No. 2015-18						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)					Not Eligible	
D'Alleinne			X			
Higgins	X		X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans		X	X			
Mardini			X			
Mullay			X			
Scheick			X			
Cimei			X			

RESOLUTION MODIFICATION REQUEST

SJN PROPERTIES, LLC, Block 90, Lot 2.01

Applicant's attorney is requesting a modification to paragraph 7 of Resolution No. 2013-23

Applicant's attorney, George Dilts, Esq. requested an adjournment until November 30th.

WORKSESSION ON MASTER PLAN RE-EXAM REPORT

Andrea Malcolm, Board Planner, Attorney Drill and the Board reviewed and discussed the October 2015 Master Plan Reexam Draft report attached here within, including an insert to the Draft Report dated November 2, 2015.

NEW BUSINESS

Approval of Vouchers

Mr. Mullay moved and Mr. Scheick 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 2)					Not Eligible	
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans			X			
Mardini			X			
Mullay	X		X			
Scheick		X	X			
Cimei			X			

REPORTS

1. Report from Council - Mr. Higgins and Mr. Mullay provided an update on CCO's.
2. Report from Ordinance Subcommittee – Chairman Cimei stated they did a quick re-group, reviewing site plan, structures, setbacks, condensers, lighting, and the checklist.
3. Report from Open Space – Nothing to report.
4. Report from Environmental Commission – Meeting scheduled for Thursday.

ADJOURNMENT

Ms. Butcher moved and Mr. D'Alleinne seconded a motion to adjourn. The vote record follows and the meeting was adjourned at 8:45pm

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

Respectfully Submitted,
Denise Filardo
Planning Board Secretary

These minutes approved on April 17, 2017