

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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April 17, 2017

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:30pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the April 17, 2017 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

Kleinhans, McTiernan, Pfeffer, Cimei

MEMBERS ABSENT

Butcher, Higgins, Kilduff, Mardini, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney via telephone and Denise Filardo, Board Secretary

MEETING MINUTES

1) MINUTES OF MARCH 20, 2017

Mr. McTiernan moved and Ms. Kleinhans seconded a motion to approve the Minutes of March 20, 2017. The vote record follows.

Roll Call: Meeting Minutes of March 20, 2017						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick						X
Cimei			X			

2) MINUTES OF OCTOBER 19, 2015

Ms. Kleinhans moved and Mr. Cimei seconded a motion to approve the Minutes of October 19, 2015. The vote record follows.

Roll Call: Meeting Minutes of October 19, 2015						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini						X
McTiernan					Not Eligible	
Pfeffer (Alt. 2)					Not Eligible	
Scheick						X
Cimei		X	X			

3) MINUTES OF NOVEMBER 2, 2015

Ms. Kleinhans moved and Mr. Cimei seconded a motion to approve the Minutes of October 19, 2015. The vote record follows.

Roll Call: Meeting Minutes of November 2, 2015						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini						X
McTiernan					Not Eligible	
Pfeffer (Alt. 2)					Not Eligible	
Scheick						X
Cimei		X	X			

RESOLUTIONS

- 1) CLINBAR, LLC
 (FORMER OL' WEST BBQ – LMG CLINTON, LLC)
 Block 29, Lot 34

Resolution No. 2017-01

Seventh Extension of the Time within which to comply with Condition #12 of Resolution No. 2007-13, Condition #3 of Resolution No. 2016-02 and Condition #16 of Resolution No. 2016-03 relating to completing construction improvements

Application No. 2006-07

Eligible Members: Butcher, Cimei, Higgins, Kleinhans, McTiernan & Sheick

Ms. Kleinhans moved and Mr. McTiernan seconded a motion to adopt Resolution No. CTPB-2017-01 with revisions. The vote record follows.

Roll Call: Clinbar, Block 29, Lot 34 Resolution No. CTPB-2017-01 - Extension of Time until August 28, 2017						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini						X
McTiernan		X	X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick						X
Cimei			X			

- 2) CRC HEADLEY FARM ESTATES
 Block 46, Lot 33 & 33.01

Resolution No. 2017-02

Three (3) Year Extension of Final Subdivision Approval protection period from February 6, 2017 to February 6, 2010 as well as Extension of Time within which to obtain signatures on the Final Plan and to record the Final Plat from February 6, 2017 to February 6, 2020.

Application No. 2010-01

Eligible Members: Higgins, Kilduff, McTiernan, Pfeffer, Scheick & Cimei

Mr. McTiernan moved and Mr. Pfeffer seconded a motion to adopt Resolution No. CTPB-2017-02. The vote record follows.

Roll Call: CRC Headley Farms Resolution No. CTPB-2017-02						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X

Kilduff (Alt. 1)						X
Kleinhans					Not Eligible	
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

- 3) ST. CLAIRE REAL ESTATE, LLC
 ROUND VALLEY DENTISTRY
 Block 59, Lot 1
 87 Beaver Avenue

Resolution No. 2017-03

Waiver of Site Plan Approval and “C(1)” and “C(2)” Variances to allow certain bulk deviations and to allow the conversion of a pre-existing TD Bank Building to a Dental Office Building
 Application No. CTPB-2016-10

Eligible Members: Butcher, Cimei, Higgins, Kleinhans, Mardini, McTiernan, Sheick

Mr. McTiernan moved and Ms. Kleinhans seconded a motion to adopt Resolution No. CTPB-2017-03. The vote record follows.

Roll Call: St. Claire/Round Valley Dentistry Resolution No. CTPB-2017-03						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick						X
Cimei			X			

NEW BUSINESS

Approval of Vouchers

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

REPORTS

1. Report from Council – Nothing to report.
2. Report from Ordinance Subcommittee – Nothing to report.
3. Report from Open Space – Nothing to report
4. Report from Environmental Commission – Nothing to report.

ADJOURNMENT

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

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

Respectfully Submitted,
Denise Filardo
 Planning Board Secretary

These minutes approved on May 15, 2017