

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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December 5, 2016

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 December 5, 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 role.

MEMBERS PRESENT

Higgins, Kilduff, Kleinhans, Mardini, McTiernan, Pfeffer, Scheick, Cimei

MEMBERS ABSENT

Butcher, Pfeffer

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney

Denise Filardo, Board Secretary

APPROVAL OF MINUTES

Approval of Meeting Minutes of May 4, 2015 and June 1, 2015 carried to next meeting.

Minutes of April 18, 2016

Mr. McTiernan moved and Mr. Mardini seconded a motion to approve the meeting minutes of April 18, 2016. The vote record follows.

Roll Call: Minutes of April 18, 2016						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)			X			
Kleinhans			X			
Mardini		X	X			
McTiernan	X		X			
Pfeffer (Alt. 2)						X
Scheick			X			
Cimei			X			

NEW BUSINESS

Approval of Vouchers

Mr. Cimei moved and Mr. Scheick 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
Scheick		X	X			
Cimei	X		X			

COMPLETENESS HEARING

2017 ROUTE 31 CLINTON LLC (Proposed Chase Bank)

Block 76, Lot 2

Application No. CTPB-2016-08

Applicant is seeking Preliminary and Final Site Plan Approval to demolish existing restaurant and construct a 3,030sf. Chase Bank.

Mr. Robert Ridolfi, Esq., attorney for the applicant read through the Checklist Item Number Waiver requests:

13, 17, 29, 38, 43, 44, 45a, b, c, 46, 49, 50, and 65

Cathy Marcelli, PE, Board Engineer has no objection to waiving the above checklist items with the exception of numbers 13 and 65.

The Board agreed with Ms. Marcelli’s recommendation and granted waivers for the following checklist item numbers:
17, 29, 38, 43, 44, 45 a, b, c, 46, 49, and 50.

Any subsequent Site Plan Approval will be subject to checklist item numbers 13 and 65 being supplied.

Mr. Ridolfi presented the affidavit of proof of service and requested that the notice be carried until Monday, January 30, 2017 and the Board agreed.

Ms. Kleinhans moved and Mr. McTiernan seconded a motion to grant the Completeness Waivers as listed above. The vote record follows.

Roll Call: 2017 Route 31 Clinton LLC (Proposed Chase Bank)						
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)						X
Scheick			X			
Cimei			X			

REPORTS

Report from Council

Mr. Higgins reported the following:

Council held an Executive Session and then made the decision to purchase the Kaufelt property which is adjacent to the Marookian property. The Township expects to close on the property early in 2017. These two properties span from the High School down to Allerton Road. There was discussion on how to provide better public access to these properties. The High School is interested in access for students.

Report from Ordinance Subcommittee

Two batches of ordinance changes were sent to the Governing Body for review.

Report from Open Space

Nothing to report.

Report from Environmental Commission

Nothing to report.

The Board discussed the possibility of Completeness and Waiver determination delegation to a subcommittee to reduce costs to applicants.

The Board also discussed a change for the required sizes of plan sets submitted by applicants. Applicants may begin submitting 11” x 17” plan sets for Board Members in an effort to reduce costs. Full size plan sets will still be required for all Township Professionals. Pdf files will also be accepted; however, no AutoCAD files will be accepted.

ADJOURNMENT

Mr. Scheick moved and Mr. Mardini seconded a motion to adjourn. The meeting was adjourned at 7:35pm. The vote record follows.

Roll Call: Adjournment						
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			

Respectfully Submitted,
Denise Filardo

These minutes approved on November 6, 2017.