

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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April 16, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:00pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the April 16, 2018 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**

Butcher, Higgins, Kleinhans, Mardini, McTiernan, Cimei

**MEMBERS ABSENT**

Kilduff, Pfeffer, Scheick

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

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

**MEETING MINUTES**

1) MINUTES OF DECEMBER 19, 2016

Mr. McTiernan motioned and Mr. Mardini seconded a motion to approve the Minutes of December 19, 2016. The vote record follows.

<b>Roll Call: Meeting Minutes of December 19, 2016</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini		X	X			
McTiernan	X		X			
Pfeffer (Alt. 2)						X
Scheick						X
Cimei			X			

2) MINUTES OF FEBRUARY 6, 2017

Mr. McTiernan motioned and Mr. Mardini seconded a motion to approve the Minutes of February 6, 2017. The vote record follows.

<b>Roll Call: Meeting Minutes of February 6, 2017</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini		X	X			
McTiernan	X		X			
Pfeffer (Alt. 2)						X
Scheick						X
Cimei			X			

3) MINUTES OF MARCH 19, 2018

Mr. Higgins motioned and Ms. Kleinhans seconded a motion to approve the Minutes of March 19, 2018. The vote record follows.

<b>Roll Call: Meeting Minutes of March 19, 2018</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	
Higgins	X		X			
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Mardini					Not Eligible	
McTiernan					Not Eligible	
Pfeffer (Alt. 2)						X
Scheick						X
Cimei					Not Eligible	

**RESOLUTIONS**

- 1) SBG, LLC  
 BLOCK 29, LOT 34  
 1316 Route 31 North  
 Application No. PB-2017-04  
**Resolution No. 2017-12**

Resolution Memorializing Waiver of Site Plan Approval to allow modifications to the exterior building façade and a new false roof façade to an existing building housing a restaurant.

Ms. Kleinhans motioned and Mr. Mardini seconded a motion to adopt Resolution No. 2017-12. The vote record follows.

<b>Roll Call: Resolution No. 2017-12 – SBG, LLC Blk 29, Lot 34</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini		X	X			
McTiernan					Not Eligible	
Pfeffer (Alt. 2)						X
Scheick						X
Cimei			X			

**OLD BUSINESS**

- 1) CLINTON AGRICULTURAL ASSOCIATES, LLC  
 Old Mountain Farm  
 Block 7, Lot 3  
 Continued Hearing

Applicant is seeking an Amended Preliminary and Final Site Plan approval. The applicant received Preliminary and Final Site Plan Approval for the construction of a 11,994sf farm market building and office, a 27,000sf greenhouse, two parking areas to accommodate 170 spaces, a new septic system, loading area and a stormwater management system. The applicant is seeking the amendment to replace the previously approved Fire Storage Tank with a surface pond and make modifications to the previously approved stormwater management system.

At the request of the applicant’s attorney, Jay Thatcher, Esq. the Board agreed to carry this matter to the May 7, 2018 meeting.

**NEW BUSINESS**

**APPROVAL OF VOUCHERS**

Mr. Cimei motioned and Mr. McTiernan 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			X			
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini			X			
McTiernan		X	X			
Pfeffer (Alt. 2)						X
Scheick						X
Cimei	X		X			

**WORKSESSION ON 2018 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

Attorney Drill reviewed the Fair Share Settlement Agreement Implementation Chart which outlined tasks, entities or individuals responsible for completion of tasks and the scheduled timeline for completion of tasks.

Tom Behrens reviewed the 2018 Housing Plan Element and Fair Share Plan with the Board highlighting the changes from Township efforts from the third-round plan. The proposed 2018 plan is attached herewith.

**REPORTS**

Report from Council – McTiernan reported the following from the April 11<sup>th</sup> meeting:

- Council adopted Ordinance to implement the results of the 11/7/17 Open Space referendum regarding the Clinton Township “Open Space Trust Fund” and the purposes for which the fund may be utilized.
- Adopted a resolution approving a Shared Services Agreement was approved for Fire Safety Act Services with Lebanon Borough.

Report from Ordinance Subcommittee – Nothing to report.

Report from Open Space – Nothing to report.

Report from Environmental Commission – Nothing to report.

**ADJOURNMENT**

Ms. Butcher motioned and Mr. Mardini seconded a motion to adjourn. The meeting was adjourned at 7:53pm.

Respectfully Submitted,  
*Denise Filardo*  
 Planning Board Secretary

These minutes approved on May 7, 2018