

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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May 7, 2018

7:05 PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:05pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the May 7, 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

Higgins, Kleinhans, McTiernan, Pfeffer, Scheick, Cimei

Ms. Butcher arrived at 7:35pm

MEMBERS ABSENT

Kilduff, Mardini

Mr. Higgins left the meeting at 7:19pm.

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney, Katy Razin, Esq., Board Attorney, Tom Behrens Jr. PP, AICP, Board Planner, and Denise Filardo, Board Secretary

MEETING MINUTES

1) MINUTES OF MARCH 6, 2017

Mr. Pfeffer motioned and Mr. Higgins seconded a motion to approve the Minutes of March 6, 2017. The vote record follows.

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

2) MINUTES OF JANUARY 15, 2018

Mr. McTiernan motioned and Mr. Higgins seconded a motion to approve the Minutes of January 15, 2018. The vote record follows.

Roll Call: Meeting Minutes of January 15, 2018						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins		X	X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick					Not Eligible	
Cimei			X			

3) MINUTES OF APRIL 16, 2018

Mr. McTiernan motioned and Ms. Kleinhans seconded a motion to approve the Minutes of April 16, 2018. The vote record follows.

Roll Call: Meeting Minutes of April 16, 2018						
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					Not Eligible	
Cimei			X			

OLD BUSINESS

1) CLINTON AGRICULTURAL ASSOCIATES, LLC

Old Mountain Farm

Block 7, Lot 3

Application No. 2018-02

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.

This matter was carried from April 16, 2018.

The applicant’s attorney requested this afternoon the application be withdrawn.

The Board granted the applicant’s request and dismissed the application without prejudice.

Mr. Scheick motioned and Mr. Pfeffer seconded a motion to dismiss the Clinton Agricultural Associates application without prejudice. The vote record follows.

Roll Call: Clinton Agricultural Associates, Blk 7, Lot 3 – Dismissal of application without prejudice.						
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		X			
Cimei			X			

APPROVAL OF VOUCHERS

Mr. Cimei motioned and Ms. Kleinhans seconded a motion to approve payment of the vouchers. The vote record follows.

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

EXECUTIVE CLOSED SESSION FOR ATTORNEY-CLIENT PRIVILEGED ADVICE REGARDING AFFORDABLE HOUSING COMPLIANCE

Attorney Drill read the resolution authorizing Closed Session into record.

The discussion conducted during the Executive Session may not be disclosed to the public because it involved attorney-client privileged matters.

Mr. McTiernan motioned and Ms. Kleinhans seconded a motion to enter Executive Session. The vote record follows.

<i>Roll Call: Enter Executive Session</i>						
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			

The Board entered Executive Session at 7:17pm. Executive Session concluded at 7:52pm.

The Board resumed the Public Hearing at 7:52pm.

2018 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Tom Behrens sworn by Attorney Drill. Mr. Behrens handed out copies of the proposed 2018 HPE&FSP (attached herewith) to Board members and two (2) members of the public.

Mr. Behrens presented a summary of the Plan reviewing sites and referencing charts and maps contained within the plan.

There were no questions or comments from the Board or members of the Public.

The Public Hearing was closed at 8:25pm.

Attorney Drill read the resolution to adopt the 2018 HPE&FSP into the record.

Mr. Pfeffer motioned and Mr. Scheick seconded a motion to adopt the 2018 Housing Plan Element and Fair Share Plan. The vote record follows.

Roll Call: Adoption of 2018 HPE&FSP						
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	X			
Cimei			X			

MASTER PLAN CONSISTENCY REVIEW

ORDINANCE NO. 1114-18

An ordinance amending the Township Code Chapter 165, Land Use Regulations, part 7, Zoning Regulations, for the creation of Zoning District AH-5 Affordable Housing District to facilitate the development of a 100% affordable housing development at the property commonly known as “The Marookian Site,” Block 82 Lots 4 & 4.03

Attorney Drill read the Ordinance and communicated to the Board that the Township Council will be voting on Wednesday, May 9th to select the developer for the Marookian site.

Board members did not have any questions pertaining to the ordinance.

Tom Behrens referenced his memo of consistency, attached herewith and suggested that the ordinance is entirely consistent with the Township’s Master Plan.

The Board voted on the motion of Mr. Pfeffer seconded by Ms. Butcher that Ordinance No. 1114-18 is entirely consistent with the Township Master Plan. The Board did not have any recommendations. The vote record follows.

Roll Call: Ordinance No. 1114-18 is entirely consistent with the Township Master Plan						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher		X	X			
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini						X
McTiernan			X			
Pfeffer (Alt. 2)	X		X			
Scheick			X			
Cimei			X			

The Board directed Secretary Filardo to prepare and send a letter to Mayor and Council communicating the Board’s finding.

REPORTS

- 1) Report from Council – Mr. McTiernan reported that the Township introduced the Budget and will be adopting the Budget on May 23rd. An Ordinance was introduced to amend UCC Fees. A Capital Improvement Ordinance was approved, a substantial portion of which will be utilized to fund road improvements.
- 2) Report from Ordinance Subcommittee – None.
- 3) Report from Open Space - None.
- 4) Report from Environmental Commission – None.

ADJOURNMENT

Ms. Butcher motioned and Mr. Pfeffer seconded a motion to adjourn. All were in favor and the meeting was adjourned at 8:45pm.

Respectfully Submitted,
Denise Filardo
Planning Board Secretary

These minutes approved on June 4, 2018