

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: October 7, 2013

PRESENT: Chris D'Alleinne, Kevin Cimei (7:15PM), Michael Brady, Richard Scheick Peter Marra (7:14PM), Brian Mullay and Suzanne Kleinhans.

PROFESSIONALS: Cathy Marcelli, Engineer, Kendra Lelie, Planner, Jon Drill, Attorney and Rebecca D'Alleinne, Administrator.

ABSENT: John Higgins and Sam Mardini.

CALL TO ORDER

Vice Chairman D'Alleinne called the meeting to order at 7:02P.M.

PUBLIC NOTICE

This is a 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 outside the Planning and Zoning Office on the 1st Floor of the building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, the Star Ledger and the North County Branch of the Hunterdon County Library, no later than the Friday prior to the meeting.

MINUTES

Vice Chairman D'Alleinne stated that the minutes of September 16, 2013 meeting would be tabled until the following meeting for approval.

RESOLUTION

AMERICAN TOWER, Block 89, Lot 5.02

Resolution #2013-16, Application #2013-08

Jon Drill stated that Version 2 of the resolution was under consideration and read two additional revisions into the record. He noted that the applicant's attorney had no comments or objections. Michael Brady moved and Rich Scheick seconded a motion to approve the resolution as amended. Members in favor: D'Alleinne, Brady, Scheick and Kleinhans.

COMPLETENESS WAIVERS HEARING

RUTLAND PLAZA/BOURBON STREET, Block 70, Lot 2

Michael Wade, Esq. introduced himself on behalf of the applicant. He noted that the property in question was in the C-1 zone and explained that the site had previously been a lumber yard, a hardware and paint store. He stated that he would like to re-develop the property and use the same footprint of the building. Mr. Wade noted that the proposal would reduce the impervious cover and that there would be no variances.

Engineer Kevin Smith stated that the applicant needed some design waivers. He referred to Cathy Marcelli's report and noted that most of the waivers were due to the fact that it was an existing site. He explained that there was little impact on the surrounding properties. Suzanne Kleinhans asked whether they would need a new septic system, and Mr. Smith responded that they would need a new septic and were applying for an approval. Brian Mullay moved and Michael Brady seconded a motion to approve the waivers as requested. Members in favor: D'Alleinne, Brady, Scheick, Mullay and Kleinhans.

Brian Mullay recused himself from the following application.

FOUNDATIONS PRESCHOOL, Block 55, Lot 8

Resolution #2005-10, Application #2004-10

Jon Drill recommended that the application should be treated as a waiver of site plan review, and expressed the opinion that would be a cleaner solution. He pointed out that the applicant had already obtained a site plan approval, submitted a site plan and the resolution. He indicated that the application met the waiver standards. Cathy Marcelli stated that she had no objections to the proposed shed. Peter Marra moved and Suzanne Kleinhans seconded a motion to approve a waiver of site plan approval for a previously approved shed. Members in favor: D'Alleinne, Brady, Scheick, Cimei, Marra and Kleinhans. Mr. Mullay returned to the meeting.

PUBLIC HEARING

CLINTON POINT/COUNTRY GRIDDLE, Block 76, Lot 2

Vice Chairman D'Alleinne stated that the applicant would appear at a later date.

REPORTS & ASSIGNMENTS

1. Report from Council: Kevin Cimei stated that the Williams Pipeline was repaving Lilac Drive. Peter Marra reported that the Council had started discussions with developers about the affordable housing obligations. Mr. Cimei stated that they were considering restricting parking on East Street and had introduced a bond ordinance for fire and DPW equipment.
2. Report from Ordinance Committee: There was no report.

3. Report from Open Space: Michael Brady reported that the committee had held a short meeting.
4. Report from Environmental Commission: There was no report.

ADJOURNMENT

Rich Scheick moved and Peter Marra seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 7:26PM.

These minutes were approved on October 21, 2013.

Rebecca E. D'Alleinne
Administrator