

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

DATE: June 3, 2013

*PRESENT:* John Higgins Chris D'Alleinne, Michael Brady, Brian Mullay, Kevin Cimei, Peter Marra, Richard Scheick, and Suzanne Kleinhans.

*PROFESSIONALS:* Michael Sullivan, Planner, Jon Drill, Attorney, and Rebecca D'Alleinne, Administrator.

*ABSENT:* Sam Mardini.

*CALL TO ORDER*

Chairman Higgins called the meeting to order at 7:31P.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*

Chris D'Alleinne moved and Peter Marra seconded a motion to approve the minutes of May 20, 2013, as corrected. The Board concurred unanimously.

*RESOLUTIONS*

Chairman Higgins stated that the following resolutions would be postponed until the following meeting.

**ROLLING HILLS CARE CENTER, Block 23, Lot 7**

Resolution #2013-09, Application #2012-03

**HIONIS FARMS, Block 4, Lot 20**

Resolution #2013-10, Application #2012-12

*CONCEPT HEARING*

**BOURBON STREET LAND CO., Block 70, Lot 2**

Application #2013-07

Michael Wade, Esq. introduced himself on behalf of the applicant. He stated that he was seeking input on his proposal before he purchased the property. He described the property and his prior appearances before the Board. Mr. Wade stated that he thought he could fix up the run-down building and expressed the opinion that it could be rehabilitated without variances. He also expressed the opinion that he could reduce the impervious cover on the lot. He indicated that he would have part of the building be a liquor store and the smaller portion would be a restaurant.

Engineer Kevin Smith was introduced. He displayed a map of the property and discussed the location. He noted that there were two existing entrances onto Route 31 that would not be altered. Mr. Smith stated that there was a parking lot, but that it would be moved back so that it would meet the front yard setback requirements. He asked the Board about whether they would require cross-lot access. He discussed the landscaping ordinance and asked for direction. Mr. Smith commented on the grade difference to the grocery store lot next door and how it was not visible from the road because of the landscaping. He stated that they hoped that the Board would not ask them to cover up the front of their building. Mr. Wade discussed rehabilitating the front of the building and proposed a stone veneer. Chairman Higgins asked about the shed and Mr. Wade stated that it would be demolished. The septic was proposed to be located in the back of the building.

Michael Sullivan discussed the Route 31 North Corridor District Design Strategies. He explained Strategy A, noting that the main concept concerned the location of the building and having it close to the street with the parking in the back. He indicated that Strategy B allowed parking in the front. Mr. Sullivan discussed pedestrian and vehicular linkage between the lots. Michael Wade stated that there were currently 26 parking spaces in the front and that the proposal was to construct 11 in the back and 7 on the side of the building.

Chairman Higgins noted that the building already existed and discussed the parking issues at the existing Bourbon Street facility in Lebanon Borough. He commented on having greenery between the sidewalk and the building. Michael Sullivan discussed screening along Route 31, stating that both were required. Jon Drill commented that the applicant could apply for exceptions for the required landscaping. Chairman Higgins stated that Brian Bosenberg should get involved.

Michael Sullivan suggested that the Board should determine which "strategy" should apply. Brian Mullan discussed the amount of pavement in front. Rich Scheick expressed the opinion that Strategy B made sense, and Kevin Cimei stated that he was also in favor of parking in front. Chris D'Alleinne stated that he preferred Strategy B, but that he would like more specifics concerning landscaping. Michael Brady agreed, as did Peter Marra and Suzanne Kleinhans. Kevin Smith discussed the connection between the lots. Kevin Cimei asked about the interconnection between the lots and the existing stairs were discussed. He discussed vehicular access in the future. Chairman Higgins stated that the slope was very steep and access would be difficult. The Board generally

expressed a lack of concern about not installing vehicular access, due to the extreme slope between the two lots.

Michael Sullivan discussed the architectural design standards. Jon Drill explained to the applicant that the Board was very interested in landscaping and lighting. Chairman Higgins discussed redevelopment of the area. Brian Mullay commented on the potential impact to the residential area on the other side of the river. Chairman Higgins discussed a site walk to look at the property in the future. Michael Sullivan discussed the back of the building and expressed the opinion that naturalized areas would improve habitat and use fewer chemicals. Mr. Wade expressed the opinion that parking in the front was a necessity.

### *PUBLIC HEARING*

#### **THE MEWS, Block 47, Lots 3, 4, & 8** Application #2013-08

Karen Bowers, Esq. introduced herself on behalf of the applicant. She discussed the location of the property. John Phillips, Robert Parrillo and Board Planner Michael Sullivan were sworn. She stated that the community wished to construct a fitness facility and noted that it was a permitted accessory use in the ordinance. Ms. Bower noted that they were asking for a waiver of site plan review. She stated that Resolution #2001-08 was the original approval resolution. Exhibit A-1 (Resolution #2001-08) and Exhibit A-2 (Resolution #2002-16) were marked into evidence. She indicated that they wished to convert the first floor of the leasing office into a fitness center. Exhibit A-3 (Site Plan) and Exhibit A-4 (Layout of Fitness Center) were marked into evidence. She expressed the opinion that it would not significantly affect the previously approved site plan.

Maintenance Supervisor Robert Parrillo marked the location of the proposed facility on the site plan. Regional Facilities Manager John Phillips pointed out the area of the first floor plan on Exhibit A-4, the architectural plan and discussed the area which would be converted to the fitness center. He indicated that there would be 4 to 5 machines installed in the 395 square feet on the first floor. He stated that the whole leasing office covered 3 floors, noting that the two top floors would be for leasing and the ground floor would be divided between the leasing and the fitness center. The leasing office area was 599 square feet per floor. Mr. Phillips noted that there was existing parking behind the building. Mr. Parrillo stated that the 3 leasing office parking spaces were on Ashwood Drive and the remaining 14 spaces were on Liberty Drive. Chairman Higgins asked about signage for the parking. Mr. Phillips discussed the parking spaces, noting that they were not consistently full.

Michael Sullivan discussed the fitness center parking standards. He indicated that there was a wide range in statewide standards. He estimated that there would be a maximum of six to seven people in the center at a time and expressed the opinion that the requirement of 5 spaces would be reasonable. Mr. Sullivan discussed the total parking requirements from the site plan and pointed out the extra spaces in the proximate area. Jon Drill expressed the opinion that there were 436 spaces provided and that the applicant did not need a parking variance. He noted that the only issue was waiver of site plan. He noted that the Board should determine whether the proposal would constitute a significant impact on the site plan. Mr. Parrillo commented on the distance that would need to be

walked to the facility. Chris D'Alleinne asked about whether they would need more spaces right in front of the building. Mr. Phillips stated that the leasing office was open from 10AM-5PM and the fitness center would have different peak operating hours. Jon Drill expressed the opinion that the Board did not need to designate spaces. Michael Sullivan discussed the wetlands and the stream below the parking.

Chairman Higgins opined that the proposal would have an insignificant impact and that the on-site management could manage the spaces. Mr. Parrillo expressed the opinion that there was sufficient parking. The Board Members agreed that it was sufficient. No signs were proposed. Peter Marra moved and Michael Brady seconded a motion to approve the waiver of site plan as presented. Members in favor: Higgins, D'Alleinne, Brady, Scheick, Cimei, Mullay, Kleinhans and Marra.

#### *NEW BUSINESS*

1. Approval of Vouchers: Chris D'Alleinne moved and Peter Marra seconded a motion to approve the vouchers as presented. The Board concurred unanimously.

#### *REPORTS & ASSIGNMENTS*

1. Report from Council: Kevin Cimei stated that the Council had adopted the budget and resolved to put a question on the ballot concerning open space funds being used for maintenance.
2. Report from Ordinance Committee: There was no report.
3. Report from Open Space: Michael Brady discussed the referendum and noted that the committee had voted no on the referendum. He indicated that the committee had concerns about the language of the referendum and open space. The group wished to limit the open space money to be used for open space acquisition, not recreation.
4. Report from Environmental Commission: There was no report.

#### *ADJOURNMENT*

Peter Marra moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:57PM.

These minutes were approved on June 24, 2013.

Rebecca E. D'Alleinne  
Administrator