

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
<http://clintontownshipnj.com>

PUBLIC MEETING

DATE: March 4, 2013

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

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

ABSENT: Richard Scheick.

CALL TO ORDER

Chairman Higgins called the meeting to order at 7:32P.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.

CAPITAL IMPROVEMENT REVIEW

NORTH HUNTERDON HIGH SCHOOL, Block 79, Lot 1

Jon Drill reported that the school hearing would be carried to the April 1, 2013 meeting at the request of the applicant's attorney.

Brian Mullay recused himself from the following application.

MODIFICATION OF RESOLUTION CONDITION

HEADLEY FARM ESTATES, Block 46, Lots 33 & 33.01

Guliet Hirsch, Esq. introduced herself on behalf of the applicant. She referred to Resolutions #2010-12 and #2011-15, specifically Condition #8 in both resolutions. She discussed the COAH requirements for affordable housing and the 5 or 6 group home bedroom units that the applicant had agreed to supply. She stated that the Board had

agreed that the applicant could delete \$300,000 from the landscaping costs to fund the affordable housing obligations. She reported that the applicant had a vendor that had offered a \$37,500 cost per bedroom, so that the applicant could now provide 8 units. She reported that the township attorney had approved of the change. She listed the specific changes that would need to be made in the resolution.

Chairman Higgins asked that the planner address the matter. Michael Sullivan stated that the township would get credit for the additional units in the housing plan. He noted that the original estimate was based on the trends at that time. Peter Marra moved and Chris D'Alleinne seconded a motion to approve the modification as discussed. Members in favor: Higgins, D'Alleinne, Brady, Cimei, Kleinhans, Marra and Mardini. Mr. Mullay returned to the meeting.

PUBLIC HEARING

HANNA MEMORIAL CANCER CLINIC, Block 47.01, Lot 1

Michael Shapanka, Esq. introduced himself on behalf of the applicant and Chairman Higgins summarized the history of the application. Mr. Shapanka noted that originally, the Clinton Water Department had not provided a commitment to provide water. He indicated that the applicant had performed an aquifer test. Wayne Ingram, Engineer, Ben Hannallah, Trustee, Michael Gronsky, Architect, Thomas Fitzgerald, Architect, and Michael Sullivan, Board Planner were sworn. Dr. Hanallah discussed the reasons that he had started the cancer clinic. He described the staffing for the clinic, noting that there would be 6 patients at a time and three or four staff persons. He indicated that it would be approximately 1-4 hours for each infusion.

Wayne Ingram presented his credentials, which were accepted by the Board. Mr. Shapanka noted that the applicant was seeking input from the Board concerning site plan modifications made pursuant to the suggestions from Board Planner Michael Sullivan, dated January 15, 2013. He expressed the opinion that they would comply with all of the Board Engineer's recommendations. Exhibit A-1 (Colorized Rendering of Sheet 3) was marked into evidence. He discussed the site, pointing out the location of the wetlands, Interstate 78, Route 22 and Petticoat Lane. Mr. Ingram noted that 82 parking stalls were required and that they proposed to "bank" 32 stalls. He pointed out the stormwater basin, the septic system and indicated that most of the site would be left in a meadow state or in wetlands. Mr. Ingram discussed the aquifer testing and the resulting report from the Board's hydrogeologist, commenting that there was an adequate supply onsite. He indicated that Michael Sullivan had suggested an alternative layout and noted that it eliminated some of the design exceptions. Mr. Sullivan discussed the design elements and his firms' specific recommendations.

Mr. Ingram discussed the suggested landscaping: to increase the Petticoat Lane buffering, add street trees along Route 22 and add screening along I-78. He stated that the applicant would like to stop the row street trees at the edge of the meadow area. He discussed the views from I-78 and that there was already buffering, but would install a hedgerow. Exhibit A-2 (Photo Board of Six Photos) was marked into evidence. Mr. Ingram discussed the photos that had been taken from I-78, stating that there would be a hedgerow installed. He displayed the shots from Route 22 and the view across the valley. He discussed the septic concerns raised by the Environmental Commission. Mr. Ingram

expressed the opinion that there would not be much impact on the septic system, noting that there would be no discharge of medical waste or hazardous materials. The septic system will be 900 feet from the wetlands. Chairman Higgins asked about the number of employees and Mr. Hanna responded that there were four. Mr. Ingram stated that the applicant had no objections to the Board Engineer's comments and would comply with them. Chris D'Alleinne asked about medical waste, and Mr. Ingram stated that there was none other than biological waste.

Peter Marra asked about maintenance for the meadow, and Mr. Ingram stated that re-seeding would be used to create the meadow. Brian Mullay asked why there was not much landscaping around the parking lot. Michael Sullivan discussed the character of the site and commented on planting along Petticoat Lane. He expressed the opinion that openness also had value and suggested that the applicant minimize the visual impact of the basin. Mr. Ingram pointed out the area where they did not wish to install street trees. Chairman Higgins noted that the development was in the corner of the lot, not the entire property. Michael Sullivan discussed the meadow and how to maintain it. Mr. Ingram stated that they were considering a once or twice a year mowing. Invasive species were discussed and whether it would be maintained as a meadow. Chairman Higgins suggested that a condition be imposed to include periodic mowing. Discussion ensued as to the corner "slice" of property that belonged to the DOT. Jon Drill asked if it was excess land, noting if it wasn't being used, that the township could send a letter to the statehouse commission to declare that the property was surplus and ask that it be donated to the township. Chairman Higgins discussed widening Petticoat Lane. The Board members agreed with the proposed landscape design.

Chris D'Alleinne expressed the opinion that the amount of proposed parking was wildly excessive. Wayne Ingram stated that the applicant didn't want to restrict the amount of parking too much. The Board thought that 50 spaces was too many, Mr. Shapanka stated that would provide a safety net for visitors and vendors. Michael Sullivan expressed the opinion that their rationale was reasonable. Chairman Higgins stated that their suggestion made good sense. Michael Sullivan discussed the change in the orientation of the building. The Board members indicated that they were agreeable to the new orientation.

Thomas Fitzgerald presented his credentials, which were accepted by the Board. He stated that his colleague Michael Gronsky was an architectural designer. Mr. Fitzgerald discussed the fundamental changes to the façade, noting that the original design had been more commercial. He expressed the opinion that the building was now more in tune with the Route 22 Corridor Design Guidelines and better suited for the site. He stated that it was a 12,000 square foot one-story building and that the roof now had a steeper pitch. Mr. Fitzgerald pointed out the dormers that had been added for architectural interest and discussed the interior layout. He discussed the window configurations, noting that there would be dormers added. He commented on the clapboard siding and expressed the opinion that it should be wider to create a better scale due to the size of the building. Mr. Fitzgerald noted that there would be screening of the mechanical heating units and noted that a colorized rendering would be included in the next submission. Chairman Higgins asked about lighting of the ground-mounted sign. Additional signage was discussed. Michael Shapanka discussed the traffic and the water reports, asking whether he should bring the professionals to the next hearing. There were

no questions from the public. Jon Drill asked whether there were any questions from the Board on traffic or water, and as there were none, he recommended that the applicant should not have to bring the experts.

The application was continued to May 20, 2013 without the need for further notice.

NEW BUSINESS

1. Vouchers:

Michael Brady moved and Chris D'Alleinne seconded a motion to approve the vouchers as presented. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Kevin Cimei reported that the police department had been accredited by the state Police Chiefs' Association.
2. Report from Ordinance Committee: Chairman Higgins stated that the committee had not yet met.
3. Report from Open Space: Michael Brady reported that an Eagle Scout wished to clear out and mark the trails and had submitted a well-developed plan. He noted that signage was under discussion.
4. Report from Environmental Commission: Michael Brady reported that the committee had not met due to the lack of a quorum.

ADJOURNMENT

Kevin Cimei moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:04PM.

These minutes were approved on April 15, 2013.

Rebecca E. D'Alleinne
Administrator