

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

DATE: February 11, 2013

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

*PROFESSIONALS:* Beth McManus, Planner, Jon Drill, Attorney, and Rebecca D'Alleinne, Administrator.

*ABSENT:* Chris D'Alleinne and 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*

Brian Mullay moved and Peter Marra seconded a motion to approve the minutes of January 22, 2013, as written. The Board concurred unanimously, with Kevin Cimei and Sue Kleinhans abstaining.

*WAIVERS OF SITE PLAN*

**AT&T/CINGULAR, Block 4.03, Lot 36.01**  
Application #2013-01

**AT&T/CINGULAR, Block 30, Lot 30**  
Application #2013-02

**AT&T/CINGULAR, Block 59, Lot 3**  
Application #2013-03

Judy Fairweather, Esq. introduced herself on behalf of the applicant for all three locations. Jon Drill noted that the AT&T application on Block 59, Lot 3 appeared to need a height variance. He noted that there was another cellular applicant that also needed a height variance on that same monopole. The ownership of the tower was discussed. Chairman Higgins discussed a temporary cell tower in the township that had fallen down. Jon Drill suggested that the two remaining AT&T applications be consolidated for hearing and have separate votes and resolutions. Ms. Fairweather agreed.

Ron Evans, Engineer, Frank Pazden, Engineer and Beth McManus, Board Planner were sworn. Ms. Fairweather described the rationale for the change in antennas. Mr. Pazden discussed the antennas at the Exxon building and the proposed changes. He commented on the monopole, noting that there would be nine new antennas for a total of twelve antennas. Mr. Evans explained that they would be operating at a centerline of 110 feet. At the Exxon site, the antennas extended 8 feet above the roof and 68 feet above grade. Ms. McManus noted that the applications qualified under the replacement and normal maintenance section of the waiver of site plan requirements

Brian Mullay moved and Peter Marra seconded the motion to grant a waiver of site plan review for Applications #2013-01 and #2013-02. Members in favor: Higgins, Brady, Scheick, Cimei, Mullay, Kleinhans and Marra. The administrator was asked to discuss the matter with the zoning and building officials.

#### *NEW BUSINESS*

1. Vouchers: None.

#### *REPORTS & ASSIGNMENTS*

1. Report from Council: Peter Marra reported that the potential developer of the Fox/Seals building would be at the next council meeting to discuss the renovation.
2. Report from Ordinance Committee: Chairman Higgins reported that the committee had not met, but that he planned to meet prior to next Board meeting on March 4, 2013.
3. Report from Open Space Committee: Michael Brady reported that he would be in touch with the committee chair.
4. Report from Environmental Commission: Rich Scheick reported that the commission had discussed stormwater management basins and planned to give the presentation again concerning basin cleanup by Homeowners' Associations. He reported that they were sponsoring an Earth Day river cleanup and offering a community well testing day in May.

*ADJOURNMENT*

Brian Mullay moved and Kevin Cimei seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 7:55PM.

These minutes were approved on March 18, 2013.

Rebecca E. D'Alleinne  
Administrator