

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

PUBLIC MEETING

DATE: February 4, 2013

*PRESENT:* John Higgins, Michael Brady, Sam Mardini, Richard Scheick, Brian Mullay and Suzanne Kleinhans.

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

*ABSENT:* Chris D'Alleinne, Kevin Cimei, and Peter Marra.

*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.

*WAIVER OF SITE PLAN*

**SPRINT, Block 59, Lot 3**

Jon Drill noted that the applicant needed a height variance and had not noticed. He stated that the tower was built at the wrong height and that a site plan waiver would also be required. The application was scheduled for March 18, 2013, pending public notice.

Chairman Higgins introduced Suzanne Kleinhans and Jon Drill swore her in.

*WAIVER OF SITE PLAN AND CONDITIONAL USE APPROVAL*

**97 SPENCER LANE, Block 13, Lot 3**

George Dilts, Esq. introduced himself on behalf of the applicant, 97 Spencer Lane, LLC. He noted that he had noticed for a waiver of site plan and alternatively, for a amended site plan approval. The notice was discussed and Mr. Drill commented on

“conditional use” not being explicitly indicated. Chairman Higgins discussed the waiver of site plan request and expressed the opinion that it did not apply. He read from the ordinance and noted that none of the three rationales had been met. Mr. Dilts read the list of requirements for schools in Ordinance Section 165-125. He wanted to proceed with a site plan and noted that the applicant had submitted an approved site plan and resolution of approval. He described the property, which consisted of 44 acres.

Toby Loyd, Ex. Director of Hunterdon Learning Center, Rob Mireski, VP of the construction company and 97 Spencer Lane, Mike Costello, Engineer, Steve Parker, Engineer, Michael Sullivan, Board Planner and Cathleen Marcelli, Board Engineer were sworn.

Mr. Loyd explained that his school was currently located in Califon, served 65 classified students and that there were 24 staff members. He indicated that the students arrived in small busses or cars. He stated that the school operated from at 8:00AM to 2:30PM. There would be some evening events and Mr. Loyd expressed the opinion that the current lighting was sufficient for their use. Mr. Dilts stated that the applicant would not object to a night light test. Mr. Loyd stated that the school had outgrown its current location. He indicated that it was difficult for a non-profit to secure funding for a new school and expressed the opinion that it would be a more professional location. He explained the need for a quick resolution, as they hoped to open in May. He referred to an architectural schematic of the interior. Mr. Loyd explained that the lunches were brought by the students and that the kitchen would be used for instruction. Chairman Higgins asked about the student body, and Mr. Loyd stated that most of the students did not present as classified, that they had above or average cognitive ability and discussed some of their concerns. He noted that their students were involved in social learning. He explained the need for the washer and dryer for the students to use. Mr. Loyd discussed the shower area, which was for physical education, which is held off-site.

Mr. Dilts pointed out the location of the building and discussed the traffic circulation on the site. Mr. Loyd noted that the situation was an improvement over the current location. Jon Drill suggested that someone draw the circulation plans on the site plan. Brian Mullay asked about the driveway, whether there was lighting and Cathy Marcelli responded that there was not. Michael Sullivan asked about physical education, and Mr. Loyd stated that there could be fitness walking on the driveway, and that the students went on field trips to Spruce Run or Round Valley in vans and buses. Mr. Dilts discussed exterior modifications, and Mr. Loyd indicated that there would be none beyond the plans. Mr. Loyd noted that they could do without the proposed patio and stated that there would be a lawn area that would be flattened and brush cleaned up. Cathy Marcelli asked about whether there was a re-grading plan. Mr. Dilts discussed withdrawing all of the exterior modifications in order to proceed in a timely fashion.

Bob Miresky, VP of 97 Spencer Lane, stated that the school would use the eastern end of the building. He discussed the other two tenants in the building. The first was Valverde (10,694 square feet), that cleaned out foreclosed homes. Exhibit A-1 (Control Point Drawing, Colorized) was marked into evidence.

Engineer Mike Costello presented his credentials, which were accepted by the Board. He sketched the relative sizes of each tenant’s space on Exhibit A-1. He stated that the second tenant, Century Link, currently occupied 6,442 square feet, noting that the Hunterdon Learning Center would occupy 18, 392 square feet. Mr. Miresky discussed

the operations of the other two tenants and pointed out the loading areas. He noted that there were a total of 4 employees for the two businesses. Mr. Miresky indicated that the building was originally a telephone company facility. He stated that the applicant would agree to modify the lighting, if necessary. Cathy Marcelli discussed the pile of old telephone poles. Brian Mullay asked about a concrete pad, and Mr. Miresky indicated that was where the oil tank was located. He stated that only 10 vehicles a month came in to the repair facility and that 3 to 4 vans a week for Valverde would enter the site.

Chairman Higgins called a recess at 8:32PM. The meeting was called to order at 8:48PM.

Engineer Steve Parker, presented his credentials, which were accepted by the Board. He discussed his 2/4/13 report, which addressed the adequacy of the septic system. He commented on the original 1972 septic system design of 4000 gallons per day and noted that his firm had used the current standards for the proposed uses. He noted that the system could handle 220 students, faculty and staff. Brian Mullay asked about the system's life span, and Mr. Parker responded that it was 20-25 years, but that the system had lower usage and had been maintained. Cathy Marcelli expressed the opinion that the system should be designed for the potential usage. Mr. Dilts asked about submission of numbers of employees in the future as a condition and asked about limiting the kitchen size as a condition of approval. Ms. Marcelli suggested a restriction that the kitchen not be used as a cafeteria. Mr. Loyd stated that he would not increase the number of students if the school got more space, because they are only licensed for a maximum of 88. He indicated that they would need 4 additional staff members if there were that many students.

Engineer Mike Costello discussed the traffic issues at the facility. Mr. Dilts discussed the conditional use, Floor Area Ratio and steep slopes. Mr. Costello stated that he had analyzed the wetlands, steep slopes and removed them from the overall calculations. He stated that he calculated that the FAR was 3.73% and the impervious cover to be 28.59%, which are conforming. He stated that the bulk standard for FAR was 15% and for impervious cover, 33% was allowed. Mr. Dilts discussed the lack of time to obtain a Letter of Interpretation from the DEP. Jon Drill noted that using the IMAP for wetlands identification would require a "C" variance. Mr. Costello indicated that IMAP was very accurate in identifying wetlands locations. Mr. Dilts pointed out that no increase in the FAR was proposed. Cathy Marcelli discussed threatened and endangered species. Jon Drill discussed the IMAP's percentage of error.

Mr. Costello discussed parking requirements, noting that there were 202 required, and that currently there were 185 spaces. Discussion ensued concerning schools and the parking demands for different kinds of schools. Michael Sullivan discussed the uses of the parking and Jon Drill discussed banked parking, which would eliminate the need for a variance. Mr. Sullivan discussed conditional use requirements and Jon Drill suggested that they apply for site plan exceptions, rather than waivers. The applicant was encouraged to get all of the information together for a hearing on March 18, 2013. Cathy Marcelli asked for lighting information.

The hearing was continued to March 18, 2013, without the need for further notice, but Jon Drill recommended that it be re-noticed. The Administrator was asked to request that the Building Official conduct a consultative review.

*NEW BUSINESS*

1. Vouchers: None.
2. BOA 2012 Annual Report: Jon Drill discussed the BOA rules change concerning the use of internet mapping.

*REPORTS & ASSIGNMENTS*

1. Report from Council: There was no report.
2. Report from Ordinance Committee: There was no report..
3. Report from Open Space: There was no report.
4. Report from Environmental Commission: There was no report.
5. Chairman Higgins discussed the committee assignments as follows:

Standing Committees for 2013

Master Plan	Chris D'Alleinne (chair) Michael Brady Sam Mardini Brian Mullay
Ordinance	John Higgins (chair) Sam Mardini Brian Mullay
Personnel	Michael Brady (chair) Suzanne Kleinhans
COAH	Chris D'Alleinne (chair) Peter Marra John Higgins

Representatives to Township Committees

Environmental Committee	Rich Scheick
Open Space	Michael Brady
Governing Body	Peter Marra

*ADJOURNMENT*

Brian Mullay moved and Sam Mardini seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:50PM.

These minutes were approved on March 18, 2013.

Rebecca E. D'Alleinne  
Administrator