

**MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
ANNUAL ORGANIZATION MEETING**

JANUARY 27, 2014

PRESENT: John Higgins, Kevin Cimei, Rich Scheick, Brian Mullay, Sam Mardini, Suzanne Kleinhans and John Lazarus.

PROFESSIONALS: Jon Drill, Attorney and Rebecca D'Alleinne, Secretary.

ABSENT: Chris D'Alleinne.

CALL TO ORDER

Ms. D'Alleinne called the meeting to order at 7:00PM.

PUBLIC NOTICE

Ms. D'Alleinne reported that the requirements of the Open Public Meetings Act had been met.

APPOINTMENTS

Ms. D'Alleinne announced the following appointments:

John Higgins: Appointed for a 3-year term: (Class 4 Env.) exp. 12/31/2016

Brian Mullay: Appointed for a 1-year term (Class 3) exp. 12/31/2014

Rich Scheick: Appointed for a 1-year term (Class 2) exp. 12/31/2014

John Lazarus: Appointed for the remaining year of a 2-year term: Alt. 1) exp. 12/31/2014

NOMINATIONS AND ELECTIONS

Ms. D'Alleinne accepted nominations for the position of Chairman.

Nomination of John Higgins as Chairman was made by Brian Mullay and seconded by Kevin Cimei. There were no other nominations. Members were unanimous in favor.

Ms. D'Alleinne presented the gavel to Mr. Higgins.

Chairman Higgins accepted nominations for the position of Vice Chairman.

Nomination of Chris D'Alleinne as Vice Chair was made by Sam Mardini and seconded by John Higgins. There were no other nominations. Members were unanimous in favor.

Mr. Higgins accepted nominations for the position of Vice Chairman Pro Tempore. A nomination of Sam Mardini as Vice Chairman Pro Tempore was made by John Higgins and seconded by Brian Mullay. Members were unanimous in favor.

EXECUTIVE SESSION

Jon Drill suggested that the Board enter Executive Session and read the resolution into the record. Chairman Higgins moved and Brian Mullay seconded a motion to enter closed session to discuss personnel matters. Members in favor: Higgins, Mardini, Scheick, Cimei, Mullay, Kleinhans and Lazarus. The Board entered closed session at 7:09PM.

OPEN SESSION

The Board re-entered open public session at 7:21PM. Jon Drill explained that the Board had discussed an appearance of a conflict which had arisen with Clark, Caton, Hintz as to affordable housing matters and would be appointing CCH firm as regular planner but another firm as COAH planner and conflict planner. Chairman Higgins asked the members if all appointments could be voted on as a whole, to which the Board concurred. Motion was made by Brian Mullay and seconded by Sam Mardini for approval of the following appointments:

Jonathan E. Drill, Esq., Counsel
Jay Bohn, Esq., Conflict Counsel
Cathleen Marcelli, Larry Plevier, Engineer
Michael Sullivan, Kendra Lelie, Planner
Joseph Burgis, COAH & Conflict Planner
Rebecca D'Alleine, Secretary
Joseph Fischer, Jeff Fischer, Geotechnical Expert
Cathleen Marcelli, Traffic Engineering Expert
Jeffrey Keller, Environmental Expert
Matthew Mulhall, Hydrogeology Expert
Brian Bosenberg, Michael Sullivan, & Kendra Lelie Landscape Architect
John Thomas, Conflict Landscape Architect
Brian Clemson, Lighting Expert
Joanne Sekella, Certified Shorthand Reporter
John Hatch, Michael Hanrahan, Architect
Wireless Telecommunications Expert: Tabled.

The Hunterdon County Democrat was named as the official weekly paper and the Star Ledger as the official daily publication. The Board concurred unanimously on the appointments and the newspapers.

Chairman Higgins moved and Brian Mullay seconded a motion to approve the 2014 Meeting Calendar. The Board concurred unanimously. Suzanne Kleinhans moved and

Brian Mullay seconded a motion to approve the 2014 Rules and Regulations as amended. The Board concurred unanimously.

VOUCHERS

Brian Mullay moved and Rich Scheick seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

MINUTES

Sam Mardini moved and Suzanne Kleinhans seconded a motion to approve the November 18, 2014 minutes as corrected. Chairman Higgins and Rich Scheick abstained. The Board concurred unanimously.

RESOLUTIONS

PAYNE FARMS, Block 90, Lot 2.01

Resolution #2013-23, Application #2013-09

Jon Drill read several corrections to Draft #2 into the record, noting that the applicant's attorney had approved of the resolution. Brian Mullay moved and Suzanne Kleinhans seconded a motion to approve the resolution as corrected. Members in favor: Mardini, Cimei, Mullay and Kleinhans.

T-MOBILE, Block 13, Lot 1

Resolution #2013-25, Application #2013-13

Mr. Drill read aloud the two versions of Condition #4 and asked for the Board's preference. Chairman Higgins expressed the opinion that a short report such as a timeline would be preferable. The Board expressed a preference for second version of Condition #4. Mr. Drill stated that the applicant's attorney had consented to the change. Brian Mullay moved and Sam Mardini seconded a motion to approve Draft #4 of the resolution. Members in favor: Mardini, Cimei, Mullay and Kleinhans.

SPRINT, Block 89, Lot 5.02

Resolution #2013-25, Application #2013-16

Jon Drill stated that the resolution under consideration was Version #3 and that the applicant's attorney had approved of the resolution as written. Rich Scheick moved and John Higgins seconded a motion to approve the resolution. Members in favor: Higgins, Scheick, Cimei and Mullay.

CENTURLINK, Block 75, Lot 1

Resolution #2013-26, Application #2013-19

Mr. Drill stated that the resolution under consideration was Draft #4 and that the applicant's attorney was satisfied with the version. Brian Mullay moved and Kevin Cimei seconded a motion to approve the resolution. Members in favor: Higgins, Mardini, Scheick, Cimei, Mullay and Kleinhans.

NY LIFE, Block, 17, 26 & 30

Resolution #2013-27, Application #2013-15

Jon Drill read the revised condition for landscaping into the record, noting that Version 3 of the resolution was under consideration. The applicant's attorney Walter Wilson expressed the opinion that the condition was acceptable. Brian Mullay moved and John Higgins seconded a motion to approve the resolution as discussed. Members in favor: Higgins, Mardini, Scheick, Cimei, Mullay and Kleinhans.

CLINTON AGRICULTURAL ASSOC./OLD MOUNTAIN FARM, Block 7, Lot 3

Resolution #2013-15C, Application #2013-14

Mr. Drill noted that the resolution under consideration was a corrected version of the resolution. Chairman Higgins moved and Kevin Cimei seconded a motion to approve the resolution as amended. Members in favor: Higgins, Cimei, Mullay and Kleinhans.

COUNTRY GRIDDLE, Block 76, Lot 2

Jon Drill read the letter from the applicant's attorney, Walter Wilson into the record concerning the location of the right-of-way on Center Street. Mr. Wilson explained that he was working to obtain historical documents concerning the exact location of the right-of-way. He asked for a continuance and pointed out that the original public hearing in December had been noticed. The Board indicated that they would like to have additional public notice published and a date of March 3, 2014 was determined to be acceptable. Mr. Wilson discussed the metes and bounds description of the right-of-way. The Board preferred that the new fire chief needed to be the one who evaluated the site plan and made the recommendations.

REPORTS

Township Council: Chairman Higgins reported that the Council had voted to reduce the size of the Planning Board from nine to seven members.

ADJOURNMENT

Sam Mardini moved and Suzanne Kleinhans seconded a motion to adjourn. The meeting was adjourned at 7:58PM.

These minutes were approved on April 7, 2014.

Rebecca E. D'Alleinne
Secretary to the Board