

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

PUBLIC MEETING

DATE: April 7, 2014

PRESENT: John Higgins, Chris D'Alleinne, Kevin Cimei, Richard Scheick, Brian Mullay, Suzanne Kleinhans and John Kilduff.

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 7:30P.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, and the Star Ledger, no later than the Friday prior to the meeting.

MINUTES

Brian Mullay moved and Rich Scheick seconded a motion to approve the regular meeting minutes of January 27, 2014, as revised. The Board concurred unanimously, with Chris D'Alleinne abstaining.

Brian Mullay moved and Suzanne Kleinhans seconded a motion to approve the regular meeting minutes of February 18, 2014, as corrected. The Board concurred unanimously.

Chris D'Alleinne moved and Suzanne Kleinhans seconded a motion to approve the regular meeting minutes of March 3, 2014. The Board concurred unanimously.

Kevin Cimei moved and Brian Mullay seconded a motion to approve the Executive Session meeting minutes of January 27, 2014. The Board concurred unanimously.

RESOLUTIONS

CLINTON AGRICULTURAL ASSOC./OLD MOUNTAIN FARM, Block 7, Lot 3
Resolution #2013-29, Application #2013-14

Mr. Wilson asked whether the Board had any questions. Jon Drill reported that Mr. Wilson had sent a letter with two dozen corrections to the draft resolution, and that he could not change some without Board input and that some items might require re-noticing. Jon Drill discussed the “landscape nursery” language. Chairman Higgins expressed the opinion that the items should be addressed under notice. Mr. Drill discussed the objector’s concerns and read from the draft resolution. Mr. Wilson stated that the applicant would not park the hay wagon at the property edge.

Mr. Drill discussed the issue of whether the public may enter the greenhouse. Chairman Higgins indicated that he was unsure. Mr. Drill discussed signage. Mr. Wilson noted that there would be agricultural signs for the products that would be grown on the farm. The total number and size of the signs would be at issue. Chairman Higgins stated that should be a reasonable middle ground, but that it wouldn’t happen that night. Sprinklers were discussed. Jon Drill read the typographical corrections into the record. It was decided that the applicant could return to a later Board meeting if there were any corrections to the resolution, but that it should be noticed.

Jon Drill read the typographical corrections into the record. Brian Mullay moved and Rich Scheick seconded a motion to approve the resolution as corrected. Members in favor: Higgins, D’Alleinne, Scheick, Cimei, Mullay and Kleinhans.

HANNA MEMORIAL CANCER CENTER, Block 47.02, Lot 1
Resolution #2014-01, Application #2011-05

Jon Drill stated that the applicant’s attorney had agreed to the draft of the resolution. Chairman Higgins moved and Kevin Cimei seconded a motion to approve the resolution as written. Members in favor: Higgins, D’Alleinne, Scheick, Cimei and Kleinhans.

PRESENTATION

Sue Dziamara, Director of Planning for Hunterdon County introduced herself. She explained that the County Board of Directors wanted to get better acquainted with the towns and boroughs. She discussed the awards event that the county was planning and suggested that the Board apply. Ms. Dziamara discussed the quarterly planning breakfast talks and asked for suggestions for timely and interesting topics. She stated that her department had recently finished the county wastewater plan. She noted that she met several times a year with the HC Planning & Zoning Administrators. She indicated that the county only considered the impact on drainage and county roads when considering applications for development. Ms. Dziamara expressed the opinion that all applications should be submitted to the county. Mr. Drill opined that that the Board should not hear a case until an application had been filed with the County. Ms. Dziamara discussed the County Agricultural Development Board, the Open Space program, Transportation

studies and the Cultural and Heritage Commission. She discussed the county Economic Development Strategy program, noting that there had been meetings over the last few weeks, and that the goal was to create a plan for the county's economic future. She stated that a report would be ready in May. The Board thanked her for her presentation.

PUBLIC HEARINGS

COUNTRY GRIDDLE, Block 76, Lot 2

Resolution #2008-04, Application #2008-05

Jon Drill reported that the application was postponed, due to a defective public notice.

ARROW MILL PLAZA/JOB LOT, Block 70, Lot 3

Application #2014-01

Kevin Benbrook, Esq. introduced himself on behalf of the applicant, noting that they would be asking for a waiver and coming in for an amended site plan in the future. He noted that he had previously appeared for a different applicant on the same property. John Montalto, Architect, Dawson Bloom, Engineer, Evan Portno, Real Estate Manager, John Barbato, Dir. Of Real Estate and Michael Sullivan, Board Planner were sworn. John Montalto presented his credentials, which were accepted by the Board. Dawson Bloom presented his credentials, which were accepted by the Board. Mr. Benbrook stated that it was Ocean State's first time in New Jersey. Mr. Benbrook discussed the application that he had brought in 2008 for façade improvements. He indicated that his current applicant was asking for a waiver of site plan for façade improvements and interior fit out only. He stated that it would be a bifurcated application and that they would return for amended preliminary and final site major plan approvals. Mr. Benbrook stipulated that they would accept a condition that there would be no CO granted until site plan was granted.

John Barbato introduced himself and discussed his history with the company, noting that there were 112 stores. A brochure entitled "Ocean State Job Lot" was marked into evidence as Exhibit A-1. He noted that there would be two additional locations that would be developed in NJ, both of which would be redevelopment of existing buildings. He discussed the products that the store would carry. Mr. Barbato noted that the average store would have 35-40 full and part-time employees. He stated that the hours would be 8AM-9PM Monday-Saturday, and 10AM-6PM on Sundays.

John Montalto displayed Exhibit A-2 (Exterior Elevations, Sheet A-5, 1/6/14) which was marked into evidence. He pointed out the design of the façade and explained what would be changed. He indicated that there would be new pediments and that the existing roof would be raised to screen the AC units. Mr. Montalto stated that smaller units will be installed, and the large AC units would be removed. Brian Mullay asked how the architectural design compared with Bourbon Street's design. Michael Sullivan discussed wrapping the roof parapet around to cover the southern wall. He commented that it would be in the same family as Bourbon Street, noting that they didn't need to be the same. Mr. Benbrook stated that he would agree to a condition to work with Mr. Sullivan on the wrapping of the parapet.

Mr. Benbrook discussed lighting and signage. He commented that they would wait until the site plan application to address the signage. Mr. Montalto stated that the top of the new roof would be 20-21 feet and that the ridge of the gable was 28 feet. He noted that the interior would have 40,000 square feet of sales floor, commenting that there would be tenants in the other stores. Mr. Barbato discussed Radio Shack and indicated that they would like to accommodate them.

Dawson Bloom stated that following the façade and interior improvements, the applicant would need to get into the signage, lighting and pavements concerns during the site plan approval process. He noted that he had not seen a major issue with the parking lot, commenting that he wouldn't change the inner site circulation or access from the highway. Kevin Benbrook stated that the applicant was shooting for a mid-August opening.

Jon Drill listed what the waiver items would cover: the façade, roof, hvac and interior renovations only. The Board will authorize building permits. He suggested that criteria A in the waiver of site plan ordinance applied. Mr. Benbrook recommended that resolution #2008-15 should be abandoned and that the conditions of the 1990 and 1993 resolutions would be continued. Chris D'Alleinne commented on the view of southern concrete block wall and Mr. Montalto stated that they would be addressing the façade. Kevin Benbrook noted that the Board could retain jurisdiction over further improvements to the southern wall. Chairman Higgins called a recess at 9:27PM. The meeting was called to order at 9:31PM.

Exhibit A-3 (Reduced Copy of Site Plan) was marked into the record. Jon Drill noted that the southern wall would be dealt with at site plan review. Chairman Higgins moved and Chris D'Alleinne seconded a motion to grant waiver of site plan, subject to conditions as discussed, under criteria A. Members in favor: Higgins, D'Alleinne, Scheick, Cimei, Mullay, Kleinhans and Kilduff.

NEW BUSINESS

1. Approval of Vouchers: Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the vouchers. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Brian Mullay reported that there was nothing new, commenting that the Council would address affordable housing at its next meeting.
2. Report from Ordinance Committee: Chairman Higgins reported that the committee would meet prior to the next Board meeting.
3. Report from Open Space: There was no report.
4. Report from Environmental Commission: Chairman Higgins reported that the group had met. He indicated that they planned to have a banner and hand out seedlings for Community Day.

ADJOURNMENT

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:42PM.

These minutes were approved on May 5, 2013.

Rebecca E. D'Alleinne
Administrator