

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: June 16, 2014

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

PROFESSIONALS: Jon Drill, Attorney (by telephone) and Rebecca D'Alleinne, Administrator.

ABSENT: None.

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, and the Star Ledger, no later than the Friday prior to the meeting.

MINUTES

Brian Mullay moved and Sam Mardini seconded a motion to approve the regular meeting minutes of May 19, 2014, as written. The Board concurred unanimously with Kevin Cimei abstaining.

Brian Mullay moved and John Higgins seconded a motion to approve the regular meeting minutes of June 2, 2014, as written. The Board concurred unanimously with Chris D'Alleinne, Kevin Cimei and John Kilduff abstaining.

COMPLETENESS WAIVERS HEARING

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

Application #2014-05

Kevin Benbrook, Esq. introduced himself on behalf of the applicant, who noted that Cathy Marcelli's report had recommended granting the requested checklist waivers. Jon Drill indicated that applicant should contact geotechnical specialist Joe Fischer as

there were Karst conditions on the site. Mr. Benbrook stated that a submission would be sent to Mr. Fischer. Discussion ensued as to the sewerage treatment facility on the site. Chris D'Alleinne moved and Brian Mullay seconded a motion to approve the waivers as requested. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei, Mullay and Kleinhans.

PUBLIC HEARINGS

COUNTRY GRIDDLE, Block 76, Lot 2 Resolution #2008-04, Application #2008-05

John Higgins noted that the applicant was not in attendance. Kevin Cimei requested clarification of what the Council was being asked to do. Discussion ensued as to the fact that the Planning Board had directed the applicant to ask the Council for permission to use several of the applicant's parking spaces which encroached into the right of way. The applicant will need to come back to the Planning Board after appearing before Council. Mr. Drill noted that the Council first needs to consent to the use of the right of way and then the Board needs to consider the merits. He recommended that the Board continue the application to both August 4, 2014 and August 18, 2014 without the need for further notice and commented that the applicant had extended the time within which the Board must act to the end of August.

NEW BUSINESS

1. Approval of Vouchers: Brian Mullay moved and Sam Mardini seconded a motion to approve the vouchers. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Brian Mullay reported that salary ordinance and budget had been adopted. He commented that two of the Council members had disagreed with the recommendation to purchase the property on Route 31. Chairman Higgins discussed the availability of sewerage and water on the Windy Acres site. Mr. Mullay indicated that 60 units could be built on the Marookian site and some at Windy Acres. Chairman Higgins discussed the old municipal building and how it might fit into the COAH plan. Mr. Mullay noted that the planner had discussed the timeline for onsite sewer at Windy Acres, and expressed the opinion that COAH would not accept that plan. Chairman Higgins discussed the impact of the Highlands on the affordable plan.
2. Report from Ordinance Committee: Chairman Higgins stated that the committee was scheduled to meet on July 7, 2014 and that the zoning officer would also attend.
3. Report from Open Space: There was no report.

4. Report from Environmental Commission: There was no report.

ADJOURNMENT

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 7:56PM.

These minutes were approved on July 7, 2014.

Rebecca E. D'Alleinne
Administrator