

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: June 2, 2014

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

PROFESSIONALS: Rebecca D'Alleinne, Administrator.

ABSENT: Chris D'Alleinne, Kevin Cimei and John Kilduff.

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.

Rebecca D'Alleinne recused herself from the following application, and left the meeting.

NEW BUSINESS

1. Master Plan Consistency Review—Ordinance #1056-14

Chairman Higgins explained that the township wished to purchase the property owned by the Clinton United Methodist Church to partially satisfy the township's affordable housing obligations. He noted that the property was zoned ROM 1 and was not zoned for affordable housing. He explained that the ordinance had been introduced last month at the Council meeting and would be voted upon at the June 11, 2014 meeting. He discussed the stream corridor buffer on the northern border and the underlying limestone. He discussed the report from the conflict planner, which had recommended changing the Master Plan to rezone. He discussed the history of the Windy Acres and Fox Seals sites. He explained that the Route 31 property had the potential to be served by public

sewer and water. Discussion ensued as to the layout of the site. The new COAH rules and the costs of development were discussed.

Suzanne Kleinhans moved and Sam Mardini seconded a motion to determine that the site's use as an affordable housing site was inconsistent with the specific land use designation as set forth in the Master Plan. Members in favor: Higgins, Mardini, Scheick, Mullay and Kleinhans.

Sam Mardini moved and Rich Scheick seconded a motion that the Planning Board considered using the site for affordable housing as an appropriate use. Members in favor: Higgins, Mardini, Scheick, Mullay and Kleinhans.

ADJOURNMENT

Rich Scheick moved and Brian Mullay seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:45PM.

These minutes were approved on June 16, 2014.

Rebecca E. D'Alleinne
Administrator