

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: July 7, 2014

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

*PROFESSIONALS:* Rebecca D'Alleinne, Administrator.

*ABSENT:* Kevin Cimei and John Kilduff.

*CALL TO ORDER*

Chairman Higgins called the meeting to order at 7:32P.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 Chairman Higgins seconded a motion to approve the regular meeting minutes of June 16, 2014, as written. The Board concurred unanimously.

*COMPLETENESS WAIVERS*

**CLINTON TOWNSHIP SEWERAGE AUTHORITY, Block 77, Lot 4**

Application #2014-06

Greg Watts, Esq. introduced himself on behalf of the applicant. He stated that the Authority had previously appeared before the Board for a capital improvement review on May 5, 2014. He explained that due to Superstorm Sandy, they needed to upgrade the station.

John Rolak, Jr., Engineer, Charles McGroarty, Planner, Michael Sullivan, Board Planner and Jason Cline, Board Conflict Engineer were sworn. Discussion ensued as to what the rest of the car wash site looked like. Exhibit A-1 (Site Plan of Shammy Shine 1/21/10, Last revised 3/14/11) was marked into evidence. Jason Cline indicated that

Checklist Items #18 and 21 were addressed by the exhibit and that items #32 and #33 were on the site plan. He noted that Item #65 would be submitted and that #29 would be a condition of approval.

Jon Drill suggested that the Board waive checklist items 5, 6, 9, 14, 15, 16, 17, 31, 34, 38, 39, 41, 42, 43, 44, 46, 49, 50, 51, 52, 53, 54, 55 and 58. He stated that the applicant had satisfied items 18, 21, 32 and 33. He noted that the items that were not applicable were: 25b, 28 and 30 and that the Board should grant waivers for items 29 and 65 to be submitted as a condition of approval. Chairman Higgins moved and Chris D'Alleinne seconded a motion to approve the waiver requests as discussed. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Mullay and Kleinhans.

### *PUBLIC HEARING*

#### **CLINTON TOWNSHIP SEWERAGE AUTHORITY, Block 77, Lot 4** Application #2014-06

The public hearing was opened in due form. John Rolak explained that the station needed to be updated and renovated. He noted that the existing station did not have a building, just an above-ground control panel. He reported that the loss of power from the hurricane had created a backup before a pumping service could be called. Mr. Rolak stated that the current machinery was old and needed to be replaced soon. He explained that the existing driveway was perpendicular to the street, and that the proposed 60 degree driveway was a solution designed for safety and to keep traffic from cutting through. He stated that the building would have control panels only on the inside. Mr. Rolak pointed out the location of the standby generator and noted that the muffler pointed upwards. He stated that it would have a 60 kw diesel generator with a double wall tank. He discussed the safety features of the tank, noting that it had an overflow protection. He reported that the easement had been changed to cover the entire pumping facility. Mr. Rolak stated that the building would be decorative block to match the car wash buildings. He indicated that the station would be visited once or twice a week by an operator and noted that a larger truck would only come once a year.

Brian Mullay asked about the generator and Mr. Rolak stated that there was a collection bucket to catch potential spills. Jason Cline asked about the muffler noise level and Mr. Rolak stated that it would be 70 db at 7 meters. He stated that the generator would be exercised once a week and that it would be set to run early in the morning or late in the evening. Jon Drill discussed the generator's noise level at the property line. Suzanne Kleinhans asked how long was the test run and Mr. Rolak responded that it would run for 30 minutes per week. Jon Drill stated that the noise level could be addressed as a condition of approval and that the state requirement was for no more than 65 db at the property line.

Jason Cline referred to his July 1, 2014 report and read the items of concern into the record. John Rolak stated that there would be no fencing, bollards or gates around the station and that they were not proposing exterior lighting, except for emergencies. He noted that there was a timer on the lights and that no alarms or alarm lights were proposed. Mr. Cline suggested that the applicant consider landscaping and curbing. John Rolak stated that the Shammy Shine had requested the Belgian Block curbing. Mr. Cline discussed buffering on the west side, and Mr. Rolak pointed out that the existing proposal

had been agreed to by the property owners. He further commented that at the last meeting there had been concern about motorists cutting through and that the easement was not long enough for a driveway to the ramp. Mr. Cline discussed the feasibility of getting a driveway access to the state highway ramp. Mr. Sullivan suggested that the Board not pursue a through driveway.

Jon Drill indicated that the conditions of approval would be: A.-P., U, X and Y from Mr. Cline's report. There were no questions from the public. Mr. Rolak noted that the perpendicular driveway already existed, but that they had changed the angle. He expressed the opinion that reconfiguring the driveway made the condition better, and that not having a driveway for service vehicles would be a hardship. Chris D'Alleinne asked about landscaping in the northern section, and Mr. Rolak stated that property owner was concerned about the visibility of his sign.

Mr. McGroarty presented his credentials, which were accepted by the Board. He presented two exhibits: A-2 (Aerial View of Site) and A-3 (Sheet of 8 Photos), which were marked into evidence. He indicated that there would be two variances required: for encroachment into the setbacks and an increase in impervious cover. Mr. McGroarty stated that the proposal was designed to improve the existing pumping facility and would match the existing car wash buildings. He noted that the improvements would result in an increase in impervious cover, from 55.07% to 55.69%. He stated that an extraordinary site configuration created a situation that would present practical difficulties if they could not improve the pumping station in that location.

Mr. McGroarty discussed the negative criteria and expressed the opinion that there would be no adverse impact on the zone plan and that the public good would be served. He discussed the Exhibit A-3 photos, pointing out the different buildings surrounding the site, and expressing the opinion that the proposed renovation would not have a negative impact. He pointed out that municipal uses are permitted in the C-1 zone, noting that sanitary sewer facilities are permitted in all zones. Mr. McGroarty expressed the opinion that the station upgrade would promote health and safety and general welfare. He discussed design exceptions, including required parking spaces, and adequate ingress and egress. He stated that the public would not be utilizing the site and that there would be no site lighting needed, just emergency lighting. Mr. McGroarty stated that landscaping would be replaced and visibility of the car wash sign was necessary. He commented that the driveway was essential for servicing of the station. Jason Cline indicated that there were no sight triangle concerns. Chris D'Alleinne asked how wide the existing driveway was, and Mr. Rolak indicated that it was 12 feet, while the proposed driveway would be 15 feet wide. Brian Mullay suggested that they consider additional landscaping.

Chairman Higgins moved and Brian Mullay seconded a motion to grant 'c1' variances for front yard setbacks and impervious cover, site exceptions and Preliminary and Final Site Plan approval. Jon Drill read the conditions into the record. The Administrator was asked to request that the ZO approve the zoning permit prior to the memorializing resolution being adopted. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Mullay and Kleinhans.

*NEW BUSINESS*

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

*REPORTS & ASSIGNMENTS*

1. Report from Council: Mr. Mullay reported that it had been a short meeting and that a person had been hired for the Building Department. He discussed the Country Griddle, which would be on their agenda in the future. Mr. Drill noted that the Council, as the property owner, needed to give permission for the applicant using the right of way for parking spaces.
2. Report from Ordinance Committee: Chairman Higgins reported that the committee had met and would meet prior to the next Board meeting. He noted that the Township should send comments to COAH concerning the proposed regulations and indicated that he would contact the conflict planner to draft a response letter.
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 9:08PM.

These minutes were approved on July 21, 2014.

Rebecca E. D'Alleinne  
Administrator