

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: October 6, 2014

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

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

ABSENT: Kevin Cimei, John Kilduff and Brian Mullan.

CALL TO ORDER

Chairman Higgins called the meeting to order at 7:33P.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.

RESOLUTIONS

SJN PROPERTIES/PAYNE FARMS, Block 90, Lot 2.01

Resolution #2014-08, Application #2014-07

Jon Drill stated that he had no additional comments. Chairman Higgins offered a correction, as did Suzanne Kleinhans. Ms. Kleinhans moved and Rich Scheick seconded a motion to approve the resolution as corrected. Members in favor: Higgins, D'Alleinne, Mardini, Scheick and Kleinhans.

HANNA MEMORIAL, Block 47.02, Lot 1

Resolution #2014-09, Application #2011-05

Jon Drill indicated that Draft #2 incorporated the comments from the applicant's attorney. Chairman Higgins offered several corrections. Chris D'Alleinne moved and Chairman Higgins seconded a motion to approve the resolution as corrected. Members in favor: Higgins, D'Alleinne, Scheick and Kleinhans.

HUNTERDON RADIOLOGICAL, Block 29, Lot 12

Resolution #2014-10, Application #2014-07

Chairman Higgins stated that Draft #3 was under consideration and Jon Drill commented that the applicant's attorney had approved the draft. Rich Scheick asked about the wording concerning the lighting. Jon Drill discussed the rationale for the language. Chris D'Alleinne offered an additional minor correction. Sam Mardini moved and Rich Scheick seconded a motion to approve the resolution as corrected. Members in favor: Higgins, D'Alleinne, Mardini, Scheick and Kleinhans.

NEW BUSINESS

1. Approval of Vouchers: Chris D'Alleinne moved and Sam Mardini seconded a motion to approve the payment of the vouchers. The motion passed unanimously.
2. Chairman Higgins announced that the Board of Adjustment Chairman Tom McCaffrey's daughter, Ellen, had passed away last week.

REPORTS & ASSIGNMENTS

1. Report from Council: Chairman Higgins reported that two concept plans for COAH housing on the Marookian property had been introduced. He discussed the diversion process. He noted that there were three portions of the property that could be built upon. Mr. Higgins stated that appraisals for the Windy Acres and Marookian properties had been commissioned. He discussed timeline for approvals from the council and the state deadlines. He reported that the COAH planner was investigating the redevelopment of the old municipal building in Annandale.
2. Report from Environmental Commission: Chairman Higgins stated that the committee had met, noting that they had discussed the affordable housing proposals. He reported that the committee members were not in favor of using the Marookian parcel.
3. Jon Drill reported on the Hensfoot Development v BOA & Zinn Realty litigation and noted that the BOA and Zinn had won the trial.
4. Chairman Higgins reported that he had attended a meeting with the Town of Clinton about their draft water ordinance that was of concern to the township. He discussed the fact that the town had determined that all outstanding will serve letters for water would be cancelled. Chairman Higgins indicated that he had expressed concern about developers not being able to get approval for subdivision or site plan without a water reservation. He indicated that he felt that a compromise had been reached and discussed capacity available for municipal projects.

ADJOURNMENT

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:09PM.

These minutes were approved on October 20, 2014.

Rebecca E. D'Alleinne
Administrator