

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: September 15, 2014

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

PROFESSIONALS: Jon Drill, Attorney and Rebecca D'Alleinne, Administrator.

ABSENT: 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.

MINUTES

Brian Mullay moved and Chairman Higgins seconded a motion to approve the regular meeting minutes of September 2, 2014, as corrected. The Board concurred unanimously, with Mr. Scheick abstaining.

RESOLUTIONS

ROLLING HILLS CARE CENTER, Block 23, Lot 7

Resolution #2013-06, Application #2012-03

Jon Drill stated that Draft #2 was under consideration, noting that the applicant's attorney was satisfied with the last version. Chairman Higgins moved and Suzanne Kleinhans seconded a motion to approve the resolution. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei and Kleinhans.

COUNTRY GRIDDLE, Block 76, Lot 2
Resolution #2014-07, Application #2008-05

Jon Drill reported that there had been five drafts. Suzanne Kleinhans offered a correction, which was incorporated into the resolution. Mr. Drill noted that the applicant's escrow account was in arrears and discussed a possible course of action that the Board could take. He suggested that the Board adopt the resolution, but that the Board should direct that the administrator not sign, distribute or publish it. Chairman Higgins agreed and moved and Kevin Cimei seconded the motion that the Board adopt the resolution without signature, distribution or publication until the escrow was replenished. Members in favor: Higgins, D'Alleinne, Scheick and Cimei.

EXTENSION OF TIME

SJN PROPERTIES/PAYNE FARMS, Block 90, Lot 2.01
Application #2014-07

George Dilts, Esq. introduced himself on behalf of the applicant. He asked that the Board extend the time within which the applicant must obtain signatures on the final subdivision. He stated that the plans were finished, but they had not yet submitted them. He asked for a 90-day extension and the Board discussed the addition of 30 days to November 27, 2014, for a total of 120 days. Chairman Higgins moved and Sam Mardini seconded a motion to approve the 120-day extension of time. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei, Mullay and Kleinhans.

NEW BUSINESS

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

REPORTS & ASSIGNMENTS

1. Report from Council: Brian Mullay stated that the Council had received a brief update on COAH. He stated that the updated agreement with Payne Farms for affordable housing units for group homes had been postponed. Discussion ensued concerning the landscaping on the project. He reported that they had adopted an ordinance concerning "John's Law".
2. Report from Ordinance Committee: Chairman Higgins reported that the group would meet prior to the next meeting.
3. Report from Open Space: There was no report.
4. Report from Environmental Commission: There was no report.

5. Chairman Higgins discussed the Highlands and the Town of Clinton's draft ordinance concerning water reservation for developers. He expressed concern that under the proposed ordinance, the Town would require a developer to have a site plan or subdivision approval prior to obtaining a will-serve letter for water. He commented on the capacity reservation that the Township had for its own affordable housing.
6. Jon Drill discussed the court case that would be heard on September 18, 2014 concerning Hensfoot Development v Clinton Township BOA and Zinn Realty.

EXECUTIVE SESSION

Jon Drill read a resolution for the board to enter executive session in order to present a confidential seminar in which he would offer attorney/client privileged advice. Chairman Higgins moved and Chris D'Alleinne seconded a motion to enter into Executive Session in order to hear a seminar by its attorney entitled "Beware of Social Media." Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei, Mullay and Kleinhans. The Board entered into closed session at 8:11PM.

OPEN PUBLIC SESSION

The Board re-entered open session at 9:19PM. Mr. Drill explained that there was no need for closed session minutes and stated for the record that he had presented to the Board a seminar entitled "Beware of Social Media" and the use of technology in meetings. He characterized it as a general seminar of two parts, firstly concerning the Do's and Don'ts with an emphasis on the Don'ts. He commented that the Board must be compliant with both the OPMA and OPRA during and after meetings. Secondly, Mr. Drill discussed the use of digital technology during meetings and touched on specific mapping programs such as Google, advising the members to let the township professional experts use the technologies.

ADJOURNMENT

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:22PM.

These minutes were approved on October 20, 2014.

Rebecca E. D'Alleinne
Administrator