

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: February 17, 2016

1) CALL TO ORDER:

Chairman Cimei called the meeting to order.

Chairman Cimei led the Flag Salute.

2) PUBLIC NOTICE:

Chairman Cimei read the Public Notice.

This is the February 17, 2016 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 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.

3) ROLL CALL

Ms. Filardo called the roll. Ms. Butcher arrived at 7:35pm. Mr. Mardini and Mr. Kilduff were absent.

| Roll Call: Board Members in Attendance | | | | | | |
|---|---------------|------------|----------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Present | No | Abstain | Absent |
| Butcher | | | | | | X |
| Cimei | | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | | X | | | |
| Scheick | | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

Mr. Cimei made an announcement that we have a new Board member, David Pfeffer. Attorney Drill swore him in prior to this meeting. Mr. Pfeffer stated that he moved to the area in 2013 and would like to get involved locally.

4) MINUTES

1. EXECUTIVE SESSION MINUTES OF 1/11/16

Mr. Cimei moved and Mr. Scheick seconded a motion to approve the Executive Session Minutes of 1/11/16. The motion carried unanimously.

| Roll Call: Executive Session Minutes of 1/11/16 | | | | | | |
|--|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | | | X | |
| Cimei | X | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | | X | | | |
| Scheick | | X | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | | | X | |

5) TIME EXTENSION REQUEST

1. CLINBAR, INC., Block 29, Lot 34

Applicant is seeking an extension of the current deadline for completion of the work required in Resolution No. 2007-13 no later than March 1, 2016.

Martin Fenik, attorney for Clinbar discussed the applicant’s request for additional time to complete the work required in Resolution No. 2007-13. After a brief discussion, the Board agreed to grant an extension of time through July 31, 2016.

Mr. McTiernan moved and Mr. Scheick seconded a motion to approve the extension of time. The motion carried unanimously.

| Roll Call: Grant Extension of Time to complete work in Resolution No. 2007-13 to July 31, 2016. | | | | | | |
|--|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | X | | | |
| Cimei | | | X | | | |
| Higgins | | X | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | X | | X | | | |
| Scheick | | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

Mr. Fenik stated that the applicant has one more request. He explained that a special septic tank was built and the contractor who built the tank is asking to store the septic tank in the parking lot until installed as it is taking up too much

space at his facility. Board ask the Construction official if they will informally allow the septic tank only to be stored in the parking lot until installed, as the Board does not have any objection.

Mr. Higgins moved and Mr. Scheick seconded a motion to direct Attorney Drill to amend Resolution No. 2013-23 as discussed. The motion carried unanimously.

| Roll Call: Board instruct Board Secretary to ask Construction Official to Allow Septic Tank in Parking lot | | | | | | |
|---|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | X | | | |
| Cimei | | | X | | | |
| Higgins | X | | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | | X | | | |
| Scheick | | X | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

6) RESOLUTION MODIFICATION REQUESTS

1. SJN PROPERTIES, LLC, Block 90, Lot 2.01

Applicant is seeking to modify Condition No. 7 of Resolution No. 2013-23

George Dilts attorney with Dr. Nenna reviewed that the Resolution required the applicant to secure someone to build two Residential Affordable Group Home units. We spoke to the ARC and located an outfit out of Trenton by the name of Serve. They try to accumulate money to build. The timing aspect of when they wanted their money and when it would be released didn't suit our needs & it made the Board uncomfortable also as it could have left the Township at risk.

After discussion, attorney Drill stated that he will revise the Resolution to reflect that the calculation of the funds was based on (2) two Group Home bedroom units for persons with developmental disabilities, but because of problems the applicant has had in securing a service provider, they have asked and the Board has agreed to accept the payments in lieu of the group home units to be placed into the Township Affordable Housing Trust Fund and to be used for any lawful purpose that Affordable Housing Trust Funds may be used for.

Ms. Kleinhans moved and Mr. McTiernan seconded a motion to direct Attorney Drill to amend Resolution No. 2013-23 as discussed. The motion carried unanimously.

| Roll Call: Direct Board Attorney to amend Resolution No. 2013-23 | | | | | | |
|---|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | X | | | |

| | | | | | | |
|-----------------|---|---|---|--|--|---|
| Cimei | | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | X | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | X | X | | | |
| Scheick | | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

2. HIDDEN MEADOWS MAJOR SUBDIVISION, Block 90, Lot 2
Applicant is requesting discussion of Condition No. 1 of Resolution No. 2015-08

Attorney Dilts, the Board wanted to know the status of the historic aspect of the barn that was taken down. Dr. David Nenna is here to explain that he has complied with the request.

Dr. Nenna explained that the barn was a total of 4,000 square feet and 600 square feet of the barn was determined to be historic. The Historic Commission wanted the historic portion disassembled and labeled and stored. I recruited Restoration Technologies to do this and it has been done. I should be putting a plan together later this year to rebuild the barn. I may go back to the Historic Commission because I'm not sure if I will rebuild it as a barn, to ask if they will permit me to incorporate it into the Farm House.

Ms. Kleinhans asked where it is stored and Dr. Nenna replied that it is on site covered and protected from the weather.

Chairman Cimei asked if there were any additional questions. There were none.

7) NEW BUSINESS

1. Approval of Vouchers

Mr. Scheick moved and Ms. Butcher seconded a motion to approve payment of the vouchers. The motion carried unanimously.

| Roll Call: Approve Payment of Vouchers | | | | | | |
|---|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | X | X | | | |
| Cimei | | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | | X | | | |
| Scheick | X | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

8) REPORTS

Report from Council:

Mr. Higgins indicated that we are going to put up a Memorial sign for the fireman that was killed on Route 629. We did adopt the pilot ordinance for the Ingerman development and we signed the contract. The council is done with its' up front ordinance responsibilities. The subcommittee has met re architecture and they will recommend hearty plank clapboards and a water table of fieldstone and around the mansion house bring water table up a bit. Mansion House concept is to blow out the 2nd floor due to the low ceilings. It can then become an open barn structure. used as a meeting room and offices. There is one more meeting scheduled and they will come back with some renderings.

Report from Ordinance Subcommittee:

Chairman Cimei stated we have not met. Council is considering the recommendations from the last calendar year. We should reconvene and ask Andrea Malcolm to put together remaining items and we can go over in an upcoming work session.

Report from Open Space:

Mr. Higgins stated that we informed the Open Space Committee that until we figure out what our land needs may be there is an embargo on spending any money to acquire space or to provide preservation funds.

Report from Environmental Commission:

None.

9) EXECUTIVE SESSION: DISCUSSION OF MOUNT LAUREL AFFORDABLE HOUSING COMPLIANCE PLAN (2016 HPE & FSP)

Attorney Drill read a proposed motion into the record authorizing Closed Session. Resolution attached here within.

Ms. Kleinhans moved and Mr. Pfeffer seconded a motion to enter Closed Session. The motion carried unanimously and closed session began at 8:00pm.

| <i>Roll Call: To Enter Closed Session</i> | | | | | | |
|--|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | X | | | |
| Cimei | | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | X | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | | X | | | |
| Scheick | | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | X | X | | | |

Closed session ended at 9:18pm.

10) ADJOURNMENT

Mr. Cimei moved and Mr. McTiernan seconded a motion to adjourn.
The motion carried unanimously and the meeting was adjourned at 9:19pm.

| Roll Call: Approval of Vouchers | | | | | | |
|--|---------------|------------|------------|-----------|----------------|---------------|
| Member | Motion | 2nd | Yes | No | Abstain | Absent |
| Butcher | | | X | | | |
| Cimei | X | | X | | | |
| Higgins | | | X | | | |
| Kleinhans | | | X | | | |
| Mardini | | | | | | X |
| McTiernan | | X | X | | | |
| Scheick | | | X | | | |
| Kilduff, Alt. 1 | | | | | | X |
| Pfeffer, Alt. 2 | | | X | | | |

These minutes were approved on June 20, 2016.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Administrator