

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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November 16, 2015
7:36PM

PUBLIC SAFETY BUILDING
1370 Route 31N
Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:35pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the November 2, 2015 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, and the Star Ledger no later than the Friday prior to the meeting.

Secretary Filardo called the roll.

MEMBERS PRESENT

Cimei, D'Alleinne, Higgins, Kilduff, Kleinhans, Mardini, Mullay, and Scheick

MEMBERS ABSENT

Butcher

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney, Tom Behrens, PP, AICP, Board Affordable Housing Planner, Andrea Malcolm, PP, AICP, Board Planner, and Denise Filardo, Board Secretary

RESOLUTION MODIFICATION REQUEST

SJN PROPERTIES, LLC, Block 90, Lot 2.01
Applicant's attorney is requesting a modification to paragraph 7 of Resolution No. 2013-23

Board attorney, Jon Drill put the following on the record:

This was a subdivision approval, whereas one of the conditions was a lessening of the landscaping requirements in exchange for them taking the money from what would have gone into the landscaping and purchasing some group home low and moderate income housing units and there was a condition in there to ensure that was done.

Then applicant was here and explained that the timing of the payment didn't work for the organization they were working with, named Serve, and they wanted to talk about changing the condition and the Board wasn't so sure and suggested the concept of instead of purchasing the unit, you pay that into the Township's Affordable Housing fund.

Attorney Drill stated that he has been discussing this with Attorney Dilts about this sporadically over the past couple of weeks and today Attorney Dilts sent in a revised letter dated November 16th (*the 1st Nov. 16 letter was missing a sentence*). Attorney Drill read from the letter that Attorney Dilts will be submitting a revised request to modify the condition.

PUBLIC HEARINGS:

1) AREA IN NEED OF REDEVELOPMENT

BEAVER BROOK HOMESTEAD, Block 60.03, Lot 26

The following Board Professional was sworn and provided testimony:

- Tom Behrens, PP, AICP, Board Affordable Housing Planner

Tom Behrens Jr., Board Affordable Housing Planner, presented the Preliminary Study entitled Area in Need of Redevelopment Study Beaver Brook Homestead Clinton Township, New Jersey, Block 60.03 Lot 26 dated November 16, 2015 prepared by: Joseph H. Burgis PP, AICP. Said report is attached herewith.

Mayor Higgins noted that there is a noticed discussion (not a public hearing), about developments in general, scheduled for this Saturday at 10:00am at the Annandale Reformed Church.

Attorney Drill noted that the Study document is the document for the Board's consideration and there are no differences between the November 2nd document and the November 16th document other than the date.

BOARD FINDINGS AND CONCLUSIONS

The subject area is situated south of single family detached homes; north of commercial and office uses; and west of single family homes in the Annandale Historic District. There is the potential for the land's redevelopment and reuse contributing to and serving not only the public health, safety and welfare of the community as a whole but also of the immediate surrounding community.

The southern area of the subject area contains five existing buildings, the main house, tenant house, Smith and ice houses, and a tenant shed. In addition, there is a grain silo, the foundations of two previously razed barns, and a stone wall near the easterly

property line. The property was sold to its current owner in 2007. The tenant house was recently renovated and it is occupied as a rental on a monthly basis.

Each of the buildings is in a deteriorating physical condition to varying degrees. Such conditions are exemplified by damaged roofs, siding and entranceways, significant deterioration of the main house interior, and collapsing portions of rock wall. The largest and oldest structure, the main house, has holes in the walls, ceilings and floors throughout its interior and likely structural impairment. This structure as well as the two exposed barn foundations pose safety hazards to the public and residents of the property. The Board notes that the pictures contained on pages 6 through 14 of the report graphically depict the dilapidated conditions of the buildings.

The review of the subject area and buildings' existing conditions, tax records, master plan and land use development regulations, and evaluation of same against the statutory criteria for an area in need of redevelopment, reveal that the subject area is in need of redevelopment.

Designating the subject area as an area in need of redevelopment will provide the following:

- allow a developer to redevelop the land and building with a compact building design
- allow for the creation of a range of housing opportunities and choices
- will foster a walkable neighborhood
- will promote a distinctive, attractive community with a strong sense of place

After reviewing the report, hearing testimony from Thomas Behrens and offering the public the opportunity to ask questions and make comments, the Board has determined, for the above reasons to recommend to the Mayor and Township Council that the Township should declare the subject area as a non-condemnation redevelopment area under the standards set forth in N.J.S.A. 40A:12A-5.a, -5.d, -5.e and -5.h.

Mr. D'Alleinne moved and Ms. Kleinhans seconded a motion recommending to the Mayor and Township Council that the Township should declare the subject area as a non-condemnation redevelopment. The vote record follows.

<i>Roll Call: Board recommendation to Mayor and Council that the subject area be declared as a non-condemnation redevelopment</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)						X
D'Alleinne	X		X			
Higgins			X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans		X	X			
Mardini			X			

Mullay			X			
Scheick			X			
Cimei			X			

2) MASTER PLAN RE-EXAM REPORT

The following Board Professional was sworn and provided testimony:

- Andrea Malcolm, PP, AICP, Board Planner

Ms. Malcolm, Board Planner, Attorney Drill and the Board reviewed and discussed the October 2015 Master Plan Reexam Draft report attached here within, including an insert to the Draft Report dated November 2, 2015.

No one from the Public was in attendance.

Mr. Scheick moved and Mr. Mardini seconded a motion to adopt the Master Plan Reexam Report dated November 2, 2015. The vote record follows.

Roll Call: Adopt the 2015 Master Plan Reexam Report						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)						X
D'Alleinne			X			
Higgins			X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans			X			
Mardini		X	X			
Mullay			X			
Scheick	X		X			
Cimei			X			

NEW BUSINESS

Approval of Vouchers

Mr. Mullay moved and Mr. Scheick seconded a motion to approve payment of the vouchers. The vote record follows.

Roll Call: Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)						X
D'Alleinne		X	X			
Higgins			X			
Kilduff (Alt 1)					Not Eligible	
Kleinhans			X			
Mardini			X			

Mullay	X		X			
Scheick			X			
Cimei			X			

REPORTS

- Report from Council - Mr. Higgins & Mr. Mullay reviewed agenda items from last Council meeting: an ordinance was adopted authorizing the Clinton Township Sewer Authority to use a portion of Maple Ave. for the purpose of a pump station.

The following ordinances were introduced to amend the code were introduced:

- a) for fees concerning food licenses
- b) for fees concerning limousine & taxi services
- c) to modify composition and responsibilities of the cable advisory committee
- d) fire code fees, elimination of the requirement of a continuing compliance certificate and establish a construction records clearance requirement for residential properties. Bring Smoke det and CO compliance in-house with a licensed Fire Marshall.

There was also a discussion at Council about the intersection at Blossom Hill and Route 22, we have authorized Cathy Marcelli to take a look at queing lanes and what that might cost. There was an accident a few weeks ago involving a Pedowitz truck with a trailer cut across highway but left the low-boy trailer blocking both eastbound lanes in the dark and the car that hit did not see it. Mr. Cimei shared that he and Township residents had gone to Trenton to discuss this intersection with the state. The state made it clear that there were no funds as this was not high in ranking.

Another resident spoke about that house on Concord, which has been declared unfit for human habitation.

- Report from Ordinance Subcommittee – Met two (2) weeks ago and sent a few items to Council.
- Report from Open Space – Nothing to Report.
- Report from Environmental Commission – Nothing to report, no meeting.

Ms. Malcolm raised issue of establishing a Steering Committee for the study Highlands Center, an area where you want to develop your centers. The Board designated the following members to be on the Steering Committee to provide input regarding where to possibly develop centers: Kevin Cimei, John Kilduff and John Higgins. They will add a council member in January. Mayor Higgins will invite a County representative to play a role in this process. Chairman Cimei said to try to schedule a meeting on Tuesday, December 1, 2015 at 6:30pm (or another day that week). Erica Charters will book Conference Room at Municipal Building.

ADJOURNMENT

Mr. D'Alleinne moved and Mr. Scheick seconded a motion to adjourn. The vote record follows and the meeting was adjourned at 9:05pm

<i>Roll Call: Adjournment</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher (Alt 2)						X
D'Alleinne	X		X			
Higgins			X			
Kilduff (Alt 1)			X			
Kleinhans			X			
Mardini			X			
Mullay			X			
Scheick		X	X			
Cimei			X			

Respectfully Submitted,
Denise Filardo
Planning Board Secretary

These minutes approved on May 15, 2017