

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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December 21, 2015

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:30pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the December 21, 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**

Butcher, Cimei, D'Alleinne, Higgins Mardini, Mullay, and Scheick

*Ms. Butcher arrived at 7:50pm*

**MEMBERS ABSENT**

Kleinhans, Kilduff

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney, Joseph Burgis, PP, AICP, Board Planner, Tom Behrens, PP, AICP, Board Planner, and Denise Filardo, Board Secretary

Chairman Cimei noted that this is Mr. D'Alleinne's last night, for a while, on this Board and recognized his many contributions over the years. Board members and professionals applauded Mr. D'Alleinne.

**COMPLETENESS REVIEW**

THE FOOD CURE, LLC, Block 59, Lot 4.01  
 Preliminary and Final Major Site Plan

Attorney Drill instructed Secretary Filardo to relay the communication she received earlier today from the applicant which was that the applicant will not be appearing this evening as they are working on a possible solution to satisfy Cathy Marcelli’s comments and work with Joe Fischer. As a result, Attorney Drill advised the Board that they should hear the waiver requests this evening to prevent the application from being deemed complete due to time running out. Attorney Drill noted that the only reason Cathy Marcelli and Joe Fischer are not in attendance tonight is because he called them off. The Board relied on Cathy Marcelli’s memo dated December 16, 2015.

The Board waived checklist item numbers 14 and 65 with conditions.  
 The Board denied the waiver request for checklist item number 15.  
 The Board granted waivers for the following checklist item numbers:  
 17, 29, 38, 43, 44, 45a, 45b, 45c, 46, 50 and 54.

Mr. Mardini moved and Mr. D’Alleinne seconded a motion to grant, conditionally grant and deny completeness waivers as specified above. The vote record follows.

<b><i>Roll Call: The Food Cure, Blk 59, Lot 4.01 Completeness Hearing</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)						X
D’Alleinne		X	X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans						X
Mardini	X		X			
Mullay			X			
Scheick			X			
Cimei			X			

**PUBLIC HEARING**

ESTABLISHMENT OF REDEVELOPMENT PLAN FOR BEAVER BROOK HOMESTEAD  
 PROPERTY AS AN AREA IN NEED OF REDEVELOPMENT  
 Block 60.03, Lot 26

The Township adopted Resolution #106-15 which authorized and directed the Planning Board to conduct a preliminary investigation to determine whether the above referenced property qualified as a Non-Condensation Area in Need of Redevelopment as that term is defined in the Local Housing and Redevelopment Law ("**LRHL**").

The following individuals were sworn and testified:

- 1) Joseph Burgis, PP, AICP, Board Planner
- 2) Tom Behrens, PP, AICP, Board Planner

Board planning expert Joseph Burgis, PP, AICP prepared a report entitled “Area in Need of Redevelopment Study, Beaver Brook Homestead, Block 60.03, Lot 26, Clinton Township, Hunterdon County, New Jersey” and submitted it to the Planning Board for its review and analysis. On November 16, 2015, the Board adopted a resolution recommending that Property be designated by the Township as a Non-Condensation Redevelopment Area as provided for under the LRHL. After receiving the Board’s resolution recommending the designation of the Property as a Non-Condensation Redevelopment Area, the Township adopted Resolution #131-15 on December 9, 2015, which designated the Property as a Non-Condensation Redevelopment Area in Accordance with the LRHL, and directed the Board to prepare a redevelopment plan for the Property.

Board Planning expert Joseph Burgis, PP, AICP has prepared a proposed redevelopment plan entitled “Beaverbrook Homestead Non-Condensation Redevelopment Plan” and the Planning Board considered the Redevelopment Plan at its public meeting on December 21, 2015, heard evidence in connection with the Redevelopment Plan, and provided the general public with an opportunity to ask questions and comment on the Redevelopment Plan.

**BOARD FINDINGS AND CONCLUSIONS**

- the Redevelopment Plan for Block 60.03, Lot 26 will promote the redevelopment of the Property in a manner that will advance the public health, safety, morals and general welfare.
- the Redevelopment Plan is substantially consistent with the Housing Plan and Fair Share Plan elements of the Township Master Plan, as well as all other elements of the Township’s Master Plan
- the Planning Board recommends that the Township adopt an ordinance adopting the Beaverbrook Homestead Non-Condensation Redevelopment Plan.

Mr. Cimei moved and Mr. Scheick seconded a motion to recommend that the Township adopt an ordinance adopting the “Beaverbrook Homestead Non-Condensation Redevelopment Plan” for Block 60.03, Lot 26. The vote record follows.

<b><i>Roll Call: Resolution No. 2015-0M Recommending that the Township adopt an ordinance to adopt the “Beaver Brook Homestead Non-Condensation Redevelopment Plan”</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher (Alt 2)			X			
D’Alleinne			X			
Higgins			X			
Kilduff (Alt 1)						X
Kleinhans						X
Mardini			X			
Mullay			X			

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Scheick		X	X			
Cimei	X		X			

Board Secretary Filardo is directed to forward a copy of this resolution to the Mayor and Township Council of the Township of Clinton, along with the “Beaverbrook Homestead Non- Condemnation Redevelopment Plan” (which shall bear a date of December 21, 2015 and include the revisions that were made on the record tonight to the Redevelopment Plan) for further consideration and action.

**NEW BUSINESS**

**APPROVAL OF VOUCHERS**

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

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

**REPORTS**

1. Report from Council – Mr. Mullay stated that we recognized our two outgoing council members and adopted a slew of ordinances. The county has decided to drop doing the shared service on animal control, which is disappointing. Council adopted the Resolution designating the Beaver Brook Homestead Property as a Non-Condemnation Redevelopment Area and directed the Board to prepare a redevelopment plan for the Property.
2. Report from Ordinance Subcommittee – We have a couple of things to discuss at next meeting.
3. Report from Open Space – Nothing to report.
4. Report from Environmental Commission – Nothing to report.

**ADJOURNMENT**

Mr. Scheick moved and Mr. Mullay seconded a motion to adjourn. The vote record follows and the meeting was adjourned at 9:20pm

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

Respectfully Submitted,  
*Denise Filardo*  
Planning Board Secretary

These minutes approved on June 5, 2017