

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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November 21, 2016

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 November 21, 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.

**MEMBERS IN ATTENDANCE**

Higgins, Kleinhans, Mardini, McTiernan, Scheick, Pfeffer, Cimei

**MEMBERS ABSENT**

Butcher, Kilduff

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

1. Jonathan Drill, Esq., Board Attorney (via telephone)
2. Denise Filardo, Board Secretary

**MINUTES**

None.

**RESOLUTIONS**

INGERMAN DEVELOPMENT COMPANY, LLC  
 Block 60.03, Lot 26  
 Application No. CTPB-2016-02  
 Preliminary and Final Site Plan Approval, “C(1)” and “C(2)” Variances and  
 Exceptions to allow for construction of a 100% Affordable Housing Project, including  
 Redevelopment of a Historic Structure and Construction of Related Site  
 Improvements.  
 Resolution No. CTPB-2016-08

Mr. McTiernan moved and Mr. Pfeffer seconded a motion to adopt Resolution No.  
 2016-08. The vote record follows.

<b>Roll Call: Ingerman Development Co. Blk 60.03, Lot 26, Resolution No. 2016-08</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins					Not Eligible	
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			
Mardini			X			
McTiernan	X		X			
Pfeffer (Alt. 2)		X	X			
Scheick			X			
Cimei			X			

**COMPLETENESS WAIVER HEARINGS**

CLINTON TOWNSHIP SEWER AUTHORITY (CTSA)  
 Application No. CTPB-2016-03  
 Block 60.03, ROW between Lots 14 and 15 (Maple Ave.)  
 Applicant is seeking Site Plan Approval for the rehabilitation of an existing sanitary  
 sewage pumping station.  
 Postponed until 12/19/16

CLINTON TOWNSHIP SEWER AUTHORITY (CTSA)  
 Application No. CTPB-2016-04  
 Block 46, Lot 33 (County Route 641)  
 Applicant is seeking Site Plan Approval for the rehabilitation of an existing sanitary  
 sewage pumping station.  
 Postponed until 12/19/16

**PUBLIC HEARINGS**

**CLINTON TOWNSHIP SEWER AUTHORITY (CTSA)**

Application No. CTPB-2016-03

Block 60.03, ROW between Lots 14 and 15 (Maple Ave.)

Applicant is seeking Site Plan Approval for the rehabilitation of an existing sanitary sewage pumping station.

Postponed until 12/19/16

**CLINTON TOWNSHIP SEWER AUTHORITY (CTSA)**

Application No. CTPB-2016-04

Block 46, Lot 33 (County Route 641)

Applicant is seeking Site Plan Approval for the rehabilitation of an existing sanitary sewage pumping station.

Postponed until 12/19/16 with the consent of Gregory Watts, Esq. attorney for the applicant.

*Note: With Out of an abundance of caution, the applicant will re-notice only to property owners that did not receive a notice. There may have been a problem with the Tax Assessor’s list.*

**NEW BUSINESS**

Approval of Vouchers

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

<b>Roll Call: Payment of Vouchers</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini			X			
McTiernan			X			
Pfeffer (Alt. 2)			X			
Scheick		X	X			
Cimei	X		X			

**REPORTS**

1. Report from Council

Mr. McTiernan reported the following:

- Red Schoolhouse Road traffic speed report received, increased police enforcement, addition of road striping to increase driver focus as well as assist in noise reduction.

- Energy Aggregation which could reduce resident energy bills by approximately 10-15%.
- Council met in Executive Session to discuss Affordable Housing.
- Amy Switlyk and Brian Mullay were both re-elected to Council.

Mr. Higgins reported the following:

- The Township will be purchasing Kaufelt Property adjacent to and south of the Marookian property. It will afford us a significant uninterrupted preserved frontage on the West side of Route 31. Possibility of trails for public use.
- Paving of Potterstown Road was held up because of the transportation trust fund. We look forward to paving it next Spring.

2. Report from Ordinance Subcommittee

Mr. Cimei: the committee has not met in a while, there a couple of things to look at. Mr. Pfeffer volunteered to drive the committee working with the other members.

3. Report from Open Space

Mayor Higgins: The Committee will be meeting tomorrow night.

4. Report from Environmental Commission

Some trail work has been done on Windy Acres and they have been looking at some of the structures.

An unidentified member of the public had questions regarding traffic related to the 66-unit affordable housing development at the site of the old Beaver Brook Homestead.

## **ADJOURNMENT**

Mr. Scheick moved and Mr. Pfeffer seconded a motion to adjourn. The Board concurred unanimously and the meeting was adjourned at 7:59pm.

These minutes were approved on November, 6, 2017.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary