

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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September 18, 2017

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:38pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the September 18, 2017 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.

Ms. Marcelli called the roll.

MEMBERS PRESENT

Higgins, Kleinhans, Mardini, Pfeffer, Cimei

MEMBERS ABSENT

Butcher, Kilduff, McTiernan, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney, Andrea Malcolm, AICP, Board Planner and Denise Filardo, Board Secretary

EXTENSION OF TIME

T-MOBILE NORTHEAST, LLC

1480 US Route 22

Block 13.01, Lot 1

Application No. 2014-16

Applicant is requesting an Extension of Time of Condition D.1. of Resolution No. 2015-19 pertaining to the time within which the applicant must revise the plans and obtain signatures on the plans.

Frank Ferraro, Esq., appeared on behalf of T-Mobile. Mr. Ferraro explained that the applicant had obtained Zoning and Construction permits within the specified time period and indeed perfected the Site Plan. However, after the fact T-Mobile proposed to change the Antenna foundation from a Pad and Pier foundation to Rock Anchor foundation. The change is subsurface and does not change anything on the Site Plan. When T-Mobile filed the revised construction drawings we were advised that the time had lapsed and an extension of time was needed from the Board.

Mr. Mardini motioned and Mr. Pfeffer seconded a motion to finding that this application is not inconsistent with the Township Master Plan. The vote record follows.

Roll Call: T-Mobile Northeast Extension of Time						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini	X		X			
McTiernan						X
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

Mr. Higgins motioned and Mr. Cimei seconded a motion to direct the Board Secretary to ask the Zoning Official to review and issue Zoning Permit as if the resolution has been adopted. The vote record follows.

Roll Call: T-Mobile Northeast						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini	X		X			
McTiernan						X
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

CAPITAL IMPROVEMENT REVIEW

NORTH HUNTERDON-VOORHEES REGIONAL HIGH SCHOOL DISTRICT
 1445 Route 31 South
 Annandale, NJ
 Block 79, Lot 1

The School District is proposing four (4) Capital Improvement projects at the North Hunterdon High School Campus. Projects include the following:

- a) Replacement of existing Maintenance Shed with a new Maintenance and Salt Storage Shed.
- b) Replacement of the existing Electronic Sign in kind.
- c) Replacement of Spectator Bleachers in kind.
- d) Replacement of the previously removed underground Oil Tank with two (2) new Above Ground Fuel Tanks.

James L. Lott Jr., Esq. appeared on behalf of the School District.

Mr. Kevin Shelly, PE of Mid Atlantic Engineering oriented the Board with the site.

It was noted that there was no one from the public with interest on this Review.

Donna O’Gorman, RA of DMR Architects reviewed the four projects.

Mr. Pfeffer motioned and Mr. Mardini seconded a motion to finding that this application is not inconsistent with the Township Master Plan. The vote record follows.

<i>Roll Call: North Hunterdon-Voorhees Capital Improvement Review</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini		X	X			
McTiernan						X
Pfeffer (Alt. 2)	X		X			
Scheick						X
Cimei			X			

PUBLIC HEARING

SBG, LLC
1316 Route 31 North
Annandale, NJ
Block 29, Lot 34

Applicant is seeking a Waiver of Site Plan for proposed changes to the existing roof façade.

Robert Ferraro, Esq., appeared representing the applicant.

Adam Rutkowski, sole member of SBG, LLC, (former known as the Ol’ West BBQ site) and Andrea Malcolm, AICP, Board Planner were sworn.

Mr. Rutkowski oriented the Board with the following sheets which were previously distributed to the Board:

- A-4 is the Roof Framing Plan
- A-5 is the Elevation of the Plan

No change to the building envelope is proposed, just replacement of the roof façade. There is also no change to lighting or landscaping.

Discussion ensued regarding the proposed Harper’s name sign being located on the side of the building, which would need a variance. The applicant decided during the hearing to work within the ordinance to get a directional sign to the entrance.

Board Findings and Conclusions:

- The applicant has secured and supplied the Board with a previously approved Site Plan.
- The proposed Roof Façade will have insignificant impact on the previously approved Site Plan.
- The proposed Roof Façade replacement will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering or other considerations of Site Plan review.
- The Board concluded based on the above that it can and should grant Waiver of Site Plan approval (with the exception of the “Harper’s building mounted sign).

Mr. Mardini motioned and Mr. Pfeffer seconded a motion to grant the Waiver of Site Plan Approval with the exception of the sign. The vote record follows.

<i>Roll Call: SBG, LLC - Site Plan Waiver (except for sign), Block 29, Lot 34</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini	X		X			
McTiernan						X
Pfeffer (Alt. 2)		X	X			
Scheick						X
Cimei			X			

Mr. Higgins motioned and Mr. Cimei seconded a motion to direct the Board Secretary to ask the Zoning and Construction Officials to review and issue permits (*provided that the Harper’s Sign has been removed from the plans*), as if the resolution has been adopted. The vote record follows.

<i>Roll Call: SBG, LLC - Site Plan Waiver (except for sign), Block 29, Lot 34</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent

Butcher						X
Higgins	X		X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini			X			
McTiernan						X
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei		X	X			

NEW BUSINESS

APPROVAL OF VOUCHERS

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

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

REPORTS

Report from Council – Mr. Higgins reported the following:

- Ordinance introduced for Parking on Hillside Road near the High School.
- Township received \$300,000 from County for Open Space
- Received \$200,000 from a HUD grant
- Making progress with Mr. Herr regarding \$730,000 from the state.
- Road paving update
- Bought a brush pick-up truck for Annandale Hose

Report from Ordinance Subcommittee – Scheduling of another meeting was discussed. Discussion ensued as to the reasons that issuance of Zoning permits is required.

Report from Open Space – Nothing to report.

Report from Environmental Commission – Our ballot initiative was discussed. We assured the commission that we are working towards best practices.

ADJOURNMENT

Mr. Mardini motioned and Mr. Pfeffer seconded a motion to adjourn. All were in favor and the meeting was adjourned at 8:44pm.

Respectfully Submitted,
Denise Filardo
Planning Board Secretary

These minutes approved on February 5, 2018