

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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November 7, 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 7, 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 PRESENT

Higgins, Kleinhans, McTiernan, Pfeffer, Scheick, Cimei

Ms. Butcher arrived at 7:48pm

MEMBERS ABSENT

Kilduff, Mardini

BOARD PROFESSIONALS IN ATTENDANCE

Jon Drill, Esq., Board Attorney
Cathy Marcelli, PE, Board Engineering Expert
Andrea Malcolm, PP, Board Planning Expert
Joanne Sekella, Board Stenographer
Denise Filardo, Board Secretary

MINUTES

1) Meeting Minutes of June 20, 2016

Ms. Kleinhans motioned and Mr. Higgins seconded a motion to adopt the Meeting Minutes of June 20, 2016. The vote record follows.

<i>Roll Call: Minutes 6/20/16</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher					Not Eligible	X
Higgins		X	X			
Kilduff (Alt. 1)						X
Kleinhans	X		X			
Mardini						X
McTiernan			X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick			X			
Cimei			X			

2) Meeting Minutes of July 5, 2016

Mr. McTiernan motioned and Mr. Higgins seconded a motion to adopt the Meeting Minutes of July 5, 2016. The vote record follows.

<i>Roll Call: Minutes 7/5/16</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher					Not Eligible	X
Higgins		X	X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick					Not Eligible	
Cimei			X			

3) Special Meeting Minutes of April 25, 2016 carried to the next meeting.

RESOLUTIONS

- 1) CRC COMMUNITIES AT HEADLEY FARM ESTATES, INC. HEADLEY FARM ESTATES SUBDIVISION
Block 46, Lots 33 & 33.01
Application No. 2010-01
One (1) Year Extension of Final Subdivision Approval Protection Period from February 6, 2016 To February 6, 2017 as well as Extension of Time within which to Obtain Signatures

on the Final Plan and to Record the Final Plat from February 6, 2016 to February 6, 2017
Resolution No. 2016-07

Ms. Kleinhans motioned and Mr. Higgins seconded a motion to adopt Resolution No. 2016-07. The vote record follows.

Roll Call: CRC HEADLEY FARMS Block 46, Lots 33, 33.01 Resolution No. 2016-07						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher					Not Eligible	X
Higgins		X	X			
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans	X		X			
Mardini						X
McTiernan					Not Eligible	
Pfeffer (Alt. 2)					Not Eligible	
Scheick					Not Eligible	
Cimei			X			

- 2) 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) Variance Relief with Exception to all construction of a 100% Affordable Housing Project
Resolution No. CTPB 2016-08

The applicant requested the adoption of this resolution be postponed.

- 3) EXXONMOBIL RESEARCH AND ENGINEERING COMPANY
 1545 US Highway 22 East, Annandale, NJ 08801
 Block 30, Lots 17, 30, 31and 41
 Block 31, Lot 1
 Block 30.02, Lot 1
 Preliminary and Final Site Plan Approval, “C”(1) and “C”(2) Variance Relief with Exceptions to construct a two story expansion along with ancillary buildings
Resolution No. CTPB 2016-09

Mr. Pfeffer motioned and Ms. Kleinhans seconded a motion to adopt Resolution No. 2016-09. The vote record follows.

Roll Call: ExxonMobil Block 30, Lots 17, 30, 31, 41; Block 31, Lot 1; Block 30.02, Lot 1 Resolution No. 2016-09						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins					Not Eligible	
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Mardini						X

McTiernan					Not Eligible	
Pfeffer (Alt. 2)	X		X			
Scheick					Not Eligible	
Cimei			X			

NEW BUSINESS

Approval of Vouchers

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

<i>Roll Call: Payment 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			
Scheick		X	X			
Cimei	X		X			

PUBLIC HEARING

CHABAD OF HUNTERDON COUNTY

Application No. CTPB-2016-06

Block 90, Lot 2.15

Applicant is seeking Preliminary Amended Site Plan and Conditional Use Approval

Mr. Cimei recused himself from this application.

Ms. Kleinhans took over as Chairperson for the remainder of the meeting.

The applicant is represented by Michael Camerino, Esq. Attorney for applicant described the property and the application.

The subject Property is an approximately 10.2-acre lot which has frontage on Payne Road with a smaller area of frontage on Route 31 and is located in the OB-1 zone. The Property is currently vacant and consists of an open field as well as a wooded area that borders a stream corridor flowing along the southern and westerly property lines. The property abuts single-family residential subdivisions to the west and south. To the east and north of the property are a dental office fronting on Payne Road, and a residential property at the intersection of Payne Road and Route 31. Across Payne Road to the north of the Property is the Country Square Plaza retail shopping center, a gas station, and single-family residences. To the southwest of the Property are two residential lots

fronting on Route 31 and abutting the Property. Office buildings are principally permitted uses in the OB-1 zone, and churches and similar places of worship of recognized religious groups are conditionally permitted uses in the OB-1 Zone provided that such uses meet the applicable conditional use standards.

The owner of the Property applied for, and the Board granted, the prior preliminary approvals to allow a 15,913-square foot principally permitted office building development to be constructed on the property, consisting of an initial Preliminary Site Plan Approval with ancillary relief in 2009, and an Amended Preliminary Site Plan Approval in 2012.

The proposed development is a “Chabad House”, which is a Jewish synagogue, community center and religious educational facility. The proposed development consists of the proposed building which will contain 16,996-square feet and house a Jewish place of worship with a 150-seat sanctuary, a 2,346-square foot assembly hall that can hold 200 seats, an office area, classrooms, a 680-square foot outdoor patio, and an outdoor playground. Site improvements include 117 planned parking spaces, walkways, walls, fencing, a bio-retention basin and detention basin for stormwater management, septic system and paved driveway entrance to the side of the building and dumpster area. The proposed development is a conditionally permitted place of worship and religious education building, which place of worship and religious education building is a permitted use on the Property if all of the conditional use standards applicable to a place of worship are satisfied.

The following individuals were sworn and testified:

- 1) Rabbi Eli Kornfield (Applicant’s representative)
- 2) Joshua Zinder, AIA (Applicant’s architectural expert)
- 3) Robert Zederbaum, PE (Applicant’s civil engineering expert)
- 4) Judd Rocciola, PE (Applicant’s traffic engineering expert)
- 5) John McDonough, LA, PP, AICP (Applicant’s landscape architectural and planning expert)
- 6) Cathleen Marcelli, PE (Board’s civil and traffic engineering expert)
- 7) Andrea Malcolm, PP, AICP (Board’s planning expert)
- 8) Robert Brinker (interested party owning a neighboring lot located at 1 Springhouse Court)
- 9) Andrew Moore (interested party owning a neighboring lot located at 23 Boehm Drive)
- 10) Anita Anderson (interested party owning a neighboring lot located at 3 Springhouse Court)
- 11) Rachael McLaughlin (interested party owning a neighboring lot located at 2 Squires Road)
- 12) Danielle Goral (member of the public owning a lot on Wildflower Court)
- 13) Jane Stein (member of the public owning a lot on Nichols Court)
- 14) Rich Melton (member of the public owning a lot on Petticoat Lane)

EXHIBIT

- A-1 Paper copy of Power Point presentation titled “Chabad Jewish Center,” prepared by Landau/Zinder Architecture, dated April 7, 2016.

Rabbi Eli Kornfeld, Executive Director of the Chabad of Hunterdon County was the first witness. Rabbi Kornfeld discussed how Chabad differs from traditional Jewish houses of worship. Rabbi Kornfeld's testimony included:

- Educational and humanitarian focus.
- Social events such as painting, yoga, toy drives and Thanksgiving dinners
- Timing of Sunday school and daily child care
- Capacity of the sanctuary, multi-purpose room, classrooms and Sunday school.
- Approximate number of attendees at weekly congregations and high holidays.

The following members of the Public asked questions of Rabbi Kornfeld:

- Robert Brinker of 1 Springhouse Court
- Rachel McLaughlin of 2 Squires Lane
- Ben Anderson of 3 Springhouse Court
- Andrew Moore of 23 Boehm Drive

Question topics included:

- Traffic and concurrent programs
- Timing of events
- Parking
- Current ownership of the property
- Why the applicant chose this site

Joshua Zinder's qualifications were accepted by the board. Referring to Exhibit A-1, Mr. Zinder described the project.

His testimony included the following:

- Aerial and map views of the site
- The previously approved site plan and building
- Building footprint comparison of previously approved and proposed buildings
- The illustrated site plan
- Program diagram within the proposed building
- Floor and roof plans
- Exterior elevations of the proposed building
- Proposed building materials which are traditional to the community
- 3D views of the proposed building from multiple directions
- Fencing
- The proposed freestanding sign and lighting
- Variance requested for the wall in loading and trash area

The following members of the public asked questions of Mr. Zinder:

- Andrew Moore of 23 Boehm Drive
- Robert Brinker of 1 Springhouse Court
- Allison Brinker of 1 Springhouse Court
- Rachel McLaughlin of 2 Squires Lane

Question topics included:

- Are Key tax map and aerial photos current?
- Tree buffering and reforestation
- Possibility of the applicant using stone on the entire building
- Noise and lighting emitting from the proposed playground
- Location of driveway and emergency access to the site

The following Board professionals made the following requests of the applicant for the next meeting:

- Andrea Malcolm – The applicant shall submit a landscape plan.
- Cathleen Marcelli:
 - The applicant shall provide an exhibit for playground detail and distance to neighboring homes, fence & locking gate details
 - Banked parking plan conceptually
 - Documentation that an application for septic system design has been submitted to the Hunterdon County Health Department or something in writing from the Hunterdon County Health Department saying that they accept the calculations
 - Truck turning radius around the property

Attorney Drill noted that any approval will be subject to approval by the fire department, so it was strongly suggested that the applicant contact the Fire Company prior to the next hearing to ensure that the requirements are met.

The Board took a brief recess at 10:05. The meeting resumed at 10:09.

Attorney Camerino communicated that the applicant will need until January to prepare the requested items.

Robert Zederbaum's credentials were accepted by the Board.

Attorney Camerino stated that the applicant is agreeing to everything in Cathy Marcelli's report dated November 1, 2016 with the exception of a question pertaining to Technical details item C(7) on top of page 4 which reads:

“The entire limits of Lot 2.15 shall be shown on the plan. This will require the plan sheets to be increased to 30” x 42” (as was previously submitted for the Commons on Payne Site Plan application).”

Mr. Zederbaum stated that other than showing the banked parking, they satisfied this comment. Ms. Marcelli noted that the plan references Lot 2 which is confusing because Lot 2 no longer exists and the Lot 2.15 is the subject lot.

Per Cathy Marcelli's request the applicant will revise that one sheet of the plan sheets to clearly delineate the outbound dimensions of the subject Lot 2.15.

Attorney Drill stated that this hearing would be continued to Monday January 9, 2017 at 7:30pm and we will extend the notice until February 28, 2017 in case of snow. The applicant will submit additional documentation to the Board Secretary and Board Professionals by December 19, 2016.

REPORTS

Report from Council – Mayor Higgins provided an update:

- We refinanced about half of our debt, about \$10,000,000 last week and those funds will be coming in approximately February of 2017.
- Approved bond ordinance for \$3,000,000 which approximately \$2,000,000 of which is intended to be used for a replacement DPW Garage on Dewey Avenue. About a million dollars of the three was included in the bond refinancing.
- Verizon is proposing to put in supplemental mini antennas, a small cell system. Discussion then ensued with Attorney Drill giving his opinion that Verizon is not exempt from having to go to the proper Board for approvals. Mr. Higgins will email the proposed agreement to Attorney Drill and Attorney Drill and Township Attorney Hadinger.
- Over the last week we got the CTSA agreement which will help finalize our case for the affordable housing.
- We have been talking about acquiring a large piece of property and it is looking like we will do so. We will be discussing this further at the Council meeting on Wednesday and more details will follow.

Report from Ordinance Subcommittee – None.

Report from Open Space – Did not meet.

Report from Environmental Commission – None.

ADJOURN

A motion was made by Ms. Butcher, seconded by Mr. Pfeffer to adjourn. All were in favor and the meeting was adjourned at 10:34pm.

Respectfully submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes approved on March 19, 2018