

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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October 01, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:00pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the October 01, 2018 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.

Secretary Filardo called the roll.

**MEMBERS PRESENT**

Higgins, Kleinhans, Mardini, McTiernan, Pfeffer, Cimei

Ms. Butcher arrived at 7:07pm.

**MEMBERS ABSENT**

Kilduff, Scheick

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney

Denise Filardo, Board Secretary

**MEETING MINUTES**

- 1) MINUTES OF JULY 16, 2018

Mr. McTiernan motioned and Mr. Higgins seconded a motion to approve the Minutes of July 16, 2018. The vote record follows.

<b>Roll Call: Meeting Minutes of July 16, 2018</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	X			
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			
Mardini					Not Eligible	
McTiernan	X		X			
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei			X			

**RESOLUTIONS**

- 1) ANNANDALE VILLAGE, LLC  
 Block 53, Lot 3  
 6 West Street  
 Application No. PB-2018-03  
 Resolution No. 2018-09  
 Preliminary Site Plan Approval, Minor Subdivision Approval and C(1) and C(2) Variances to allow Retrofitting of Existing Historical Building to accommodate a Mixed-Use Multi-Family Residential with Restaurant Building and Construction of a New Multi-Family Residential Building along with Separate Community Parking Lot.

*The adoption of this resolution was held until the next meeting.*

- 2) T-MOBILE NORTHEAST LLC (“T-MOBILE”)  
 BLOCK 13.01, LOT 1  
 1480 ROUTE 22  
 Application No. 2014-16  
 Resolution No. 2018-10  
 Resolution Memorializing Grant of Extensions of Time Periods to Obtain Construction Permits and Complete Construction and Obtain Permanent Certificate of Completion or Use.

Mr. Pfeffer motioned and Mr. McTiernan seconded a motion to approve the resolution The vote record follows.

<b>Roll Call: Resolution No. 2018-10 T-Mobile Blk 13.01, Lot 1 Ext. of Time</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	X
Higgins			X			
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			

Mardini			X			
McTiernan		X	X			
Pfeffer (Alt. 2)	X		X			
Scheick						X
Cimei			X			

**CAPITAL IMPROVEMENT REVIEW**

- 3) NORTH HUNTERDON-VOORHEES REGIONAL HIGH SCHOOL DISTRICT  
 Block 79, Lot 1  
 1445 Route 31 South  
 Annandale, NJ 08801  
 Application No. PB-2018-10  
 Replacement Plan for Visitor’s Bleachers at North Hunterdon High School.

Board Attorney Drill noted that this is a Capital Improvement Review required by the MLUL under Section 31 Capital Review 40:55D-31 for Master Plan Consistency. The Board can make recommendations; however the applicant does not have to take the recommendations.

James L. Lott, Esq., the applicant’s attorney explained that the plans presented for review this evening are a modification to the previously reviewed and installed visitor’s bleachers at North Hunterdon High School.

Michael Weseloski, PE of MidAtlantic Engineering oriented the Board with the Bleacher plan reviewed by the Board earlier this year. The change is the removal of guiderail and installation of bollards. The rail is low, easily hopped over and the bollards and fence will provide better pedestrian control and safety. It was noted that the fence will be black plastic-coated chain link.

Donna O’Gorman, AIA of DMR Architects stated that the guardrail was in place prior to the prior approval and there will be additional cost involved in this project.

The Board consensus was that this project is consistent with Master Plan Public Safety. The Board did not have any recommendations.

Mr. Pfeffer motioned and Mr. McTiernan seconded a motion directing Secretary Filardo to draft and send a letter to Superintendent Bender, copying NJDOE, applicant professionals and Township Council advising all of the Board’s favorable review. The vote record follows.

<b><i>Roll Call: NHV Capital Improvement Review Blk 79, Lot 1</i></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	X			
Pfeffer (Alt. 2)	X		X			
Scheick						X
Cimei			X			

**NEW BUSINESS**

**VOUCHERS**

Mr. Cimei motioned and Ms. Kleinhans 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	X			
Mardini			X			
McTiernan			X			
Pfeffer (Alt. 2)			X			
Scheick						X
Cimei	X		X			

**REPORTS**

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1) Report from Council – Mr. Higgins reported:

- The last meeting was well attended. Four (4) Affordable Housing Ordinances were presented, three (3) of which were approved, Marookian, Alton Place & LeCompte . Tom Behrens did a nice job giving Township’s Affordable Housing History and projects. The most controversial was 108 Alton Place. Modifications were made to the original proposal by Committee, Council & mayor. There was a great deal of discussion in a civil and orderly manner. There were some deficiencies in the AH-8 Zone for Headley Farms, so a new ordinance will be introduced and referred back to the Planning Board for Master Plan Consistency Review.
- We are awaiting on results on financing at 9% tax credits for Marookian. There are about nine (9) properties ahead of us, so we may have to wait and try again next year.
- JCP&L attended to discuss improvements they are making for improved resolution of outages. They are also doing tree trimming on lower and higher lines.

- 2) Report from Ordinance Subcommittee – Mr. Mardini indicated that the committee should set up a meeting. Mr. Higgins mentioned that the Township ordinance review report from Susan Gruel is in draft form and should be issued in public format in about a month.
- 3) Report from Open Space – met last Thursday night. We introduced the idea of culling deer as they are destroying the understory of our forests. Start to embark on plan to hunt on possibly two Township properties. Working with RVCC to conduct deer count. Plainsboro has a model we will proceed after. We could possibly pay bills for a butcher or work with hunters to provide meat to NORWESCAP.
- 4) Report from Environmental Commission – Nothing to report.

Mr. Higgins also communicated the following:

The former Merck facility in Readington Township is being purchased by UNICOM.

### **ADJOURNMENT**

Ms. Butcher motioned and Mr. Pfeffer seconded a motion to adjourn. All were in favor and the meeting was adjourned at 7:55pm.

Respectfully Submitted,  
*Denise Filardo*  
Planning Board Secretary

These minutes approved on October 15, 2018