

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

**[www.clintontwpnj.com](http://www.clintontwpnj.com)**

March 18, 2019

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 a 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**

Glaser, Higgins, Kleinhans, Kochanowski, Lazarus, Scheick, Cimei  
Ms. Butcher arrived at 7:21pm during the T-Mobile public hearing.

**MEMBERS ABSENT**

Kilduff

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Kathryn Razin, Esq., Board Attorney substituting for Jonathan Drill, Esq. participated via telephone  
Denise Filardo, Board Secretary

**OATH OF OFFICE**

Prior to the start of the meeting, new Board member Lazarus was sworn by Attorney Razin.

**MEETING MINUTES**

1) MEETING MINUTES MARCH 4, 2019

Mr. Glaser motioned and Mr. Scheick seconded the motion to adopt the Minutes of March 4, 2019. The vote record follows.

<b><i>Roll Call: Minutes of March 4, 2019</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher						X
Glaser (Alt. 2)	X		X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans			X		X	
Lazarus					X	
Scheick		X	X		X	
Cimei, Chair			X		X	

**RESOLUTIONS**

None.

**APPROVAL OF VOUCHERS**

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

<b><i>Roll Call: Payment of Vouchers</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
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski		X	X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Lazarus			X			
Scheick			X			
Cimei, Chair	X		X			

**PUBLIC HEARING**

- 1) T-MOBILE NORTHEAST, LLC  
Block 13.01, Lot 1  
1480 Route 22  
Application No. PB-2019-02

Applicant is seeking Waiver of Site Plan to upgrade its existing Wireless Communications Facility.

The applicant's attorney, Frank Ferraro, Esq. of Ferraro & Stamos LLP provided the following overview of the application as well as an update of the ongoing construction of the permanent Monopole.

T-Mobile previously obtained Extensions of Time related to the original Site Plan Approval. T-Mobile is now seeking Waiver of Site Plan Approval to upgrade the previously approved design which included a total of nine (9) antennas with three (3) antennas located on each of three (3) sectors to comply with their new design standards of twelve (12) antennas with three (3) antennas located on each of four (4) sectors. The additional fourth sector will be positioned facing South. The original design did not have any antennas facing south as there was not a need. An emergency generator is also proposed to accommodate emergent needs. The Permanent Tower is well into construction and the artificial tree branches are scheduled to be installed this week and the compound is currently fenced in.

The following individual was sworn and testified:

- Joshua R. Cottrell, PE of French & Perrillo Associates, (applicant's engineering expert)

Mr. Cottrell's qualifications were accepted by the Board.

It was noted that there was no one in the public with interest in this application.

Referencing the plans contained in the Board file and member packets, Mr. Cottrell's testimony included and was not limited to the following:

- Described the proposed changes in this application regarding the previously approved 115-foot monopole.
- Three (3) additional antennas will be mounted on a 4<sup>th</sup> sector facing south. All four (4) sectors will be camouflaged by the tree branches to be installed.
- Review of the equipment cabinet type and size as well as antenna heights.
- The footprint of the compound will remain unchanged.
- Adding of 25kw diesel generator equipped with a double walled containment unit which can hold 110% of all fluids in the tank.
- Generator will be exercised every two weeks for approximately 30 minutes on weekdays between the hours of 9:00am and 3:00pm.
- The proposed application will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review.

Discussion ensued referencing § 165-36.1 Waiver of site plan review.

Noting that the approving authority may waive the requirement of site plan review, in part or in its entirety, if the Board finds that the proposed development:

1. Secured previous site plan approval under the terms of this title and the proposed development will have insignificant impact on the previously approved site plan; or
2. Involves normal repair, maintenance or replacement; or
3. Will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review.

Attorney Razin opined that the Waiver of Site Plan criteria which could apply to this application would be either number one or number three.

The Board decided that number three below, was the best fit for granting this Waiver of Site Plan.

*“Will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review”*

Mr. Scheick motioned and Mr. Lazarus seconded a motion granting Waiver of Site Plan. The vote record follows.

<b>Roll Call: T-Mobile, Block 13.01, Lot 1</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Lazarus		X	X			
Scheick	X		X			
Cimei, Chair			X			

## **REPORTS**

### Report from Council

Mr. Higgins reported it was a short meeting. There was a brief discussion on the status of the marijuana bill, and it was noted that Council is not in favor.

### Report from Ordinance Committee – None.

Mr. Higgins will replace Mr. Mardini on the Ordinance Subcommittee. There was brief discussion of topics to be added to Ordinance subcommittee agenda.

### Report from Open Space – None.

### Report from Environmental Commission – None.

**ADJOURNMENT**

Ms. Butcher motioned and Mr. Scheick seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:47 pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on April 1, 2019.