

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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April 15, 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

Butcher, Glaser, Higgins, Kilduff, Kleinhans, Kochanowski, Lazarus, Cimei

Ms. Butcher arrived at 7:16pm

MEMBERS ABSENT

Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq.

Denise Filardo, Board Secretary

MEETING MINUTES

MEETING MINUTES APRIL 1, 2019

Mr. Lazarus motioned and Mr. Kochanowski seconded the motion to adopt the Minutes of April 1, 2019. The vote record follows.

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

RESOLUTIONS

None.

PUBLIC HEARING

EXXONMOBIL RESEARCH AND ENGINEERING COMPANY
Block 30, Lots 17, 30, 31, 41; Block 31, Lot 1; Block 30.02, Lot 1
Application No. PB-2019-04

Applicant is seeking Waiver of Site Plan approval for proposed extension of the existing roof stacks which will have an insignificant impact on the previously approved Preliminary and Final Site Plan.

Mr. Higgins recused from this application and left the Dias.

It was noted that there was no one in the audience.

The applicant’s attorney, Tom Malman, Esq. gave a brief synopsis of the proposed application. The applicant has applied for a Waiver of Site Plan Approval in accordance with Township ordinance section 165-36.1.A to allow for an increase in the height of three (3) of the existing stacks on the top of the existing Exxon building to prevent exhaust from the stacks coming from the boiler going into vents for the building air intake.

The following individuals were sworn and testified during the hearing:

- Rob Moschello, PE (Applicant’s engineering expert)
- Tom Behrens, PP, AICP (Board planning expert)

Mr. Moschello’s qualifications were accepted by the Board.

EXHIBITS

- A-1 Overall Site Aerial Exhibit dated April 15, 2019
- A-2 Aerial Exhibit dated April 15, 2019, Zoomed in version of A-1
- A-3 Platform Elevations & Details Sheet S3.1 dated February 7, 2019

Referencing the above Exhibits, Mr. Moschello's testimony included and was not limited to the following:

- Orientation of the site as of 2015 prior to the ongoing improvements resulting from the 2016 Board approvals.
- Shape of the building and location of the existing stacks which vent the natural gas fired boilers for the HVAC system.
- Description of intake vents on the side of the building which under certain wind conditions take in exhaust from the existing stacks. Increasing the height of these stacks will mitigate this.
- Height and varied elevations of the building, height and diameter of existing stacks and proposed extension height which is below the maximum height allowed by Township ordinance.
- Description of the staircase and platform around the stacks.

BOARD FINDINGS AND CONCLUSIONS

- The proposed improvements will satisfy the first grounds for waiver of site plan review and approval under Township ordinance section 165-36.1.A(1)
- Prior Site Plan Approval has been granted to the development and, provided that the Board imposed conditions are complied with, the proposed improvements will have an insignificant impact on the previously approved site plans.
- The proposed improvement will not significantly affect parking, drainage, landscaping, buffering or lighting.
- The Board's ultimate finding and conclusion is that it can and should Waive Site Plan Review to allow the proposed improvements to be constructed but subject to the applicant's compliance with Board imposed conditions.

Attorney Drill noted that since Ms. Butcher arrived late to the meeting, and this hearing was already in progress, she is not eligible to vote on this application. As such, Mr. Kilduff is eligible to vote.

RELIEF GRANTED

Subject to the applicant's compliance with the Board imposed conditions, the Board hereby granted a waiver of site plan review and approval in accordance with Township ordinance section 165-36.1A(1) to allow the proposed improvements as reflected on the plans submitted.

Mr. Kilduff motioned and Mr. Kochanowski seconded the motion to grant Waiver of Site Plan. The vote record follows.

Roll Call: EXXONMOBIL – WAIVER OF SITE PLAN						
Member	Motion	2nd	Yes	No	Other	Absent
Butcher					Not Eligible	
Glaser (Alt. 2)			X			
Higgins					Recused	
Kochanowski		X	X			
Kilduff (Alt. 1)	X		X			
Kleinhans			X			
Lazarus			X			
Scheick						X
Cimei, Chair			X			

APPROVAL OF VOUCHERS

None.

REPORTS

1) Report from Council:

- Mr. Higgins reported that the budget was introduced. The budget is up just shy of \$1,000,000, debt service is up about \$400,000. We are transitioning away from borrowing for capital projects to spending cash. Salary ranges have gone up because we hit the top of some.
- Mr. Kochanowski reported that Departments will be held flat, taxes are to be raised to build up surplus.

2) Report from Ordinance Subcommittee – Nothing to report.

3) Report from Open Space – Nothing to report.

4) Report from Environmental Commission – Nothing to report.

Mr. Higgins also reported that we are getting close on the Old Muni building. The applicant has retained Mike Margulies from Phillipsburg, they are virtually there on the historic portion and they should be in for Final Site Plan review soon.

ADJOURNMENT

Mr. Glaser motioned and Mr. Kochanowski seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:41pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on June 03, 2019.