

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: July 15, 2013

PRESENT: John Higgins, Chris D'Alleinne, Kevin Cimei, Brian Mullay and Suzanne Kleinhans.

PROFESSIONALS: Rebecca D'Alleinne, Administrator. Jon Drill, Attorney was present via telephone.

ABSENT: Michael Brady, Richard Scheick, Peter Marra and Sam Mardini.

CALL TO ORDER

Chairman Higgins called the meeting to order at 7:31P.M.

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 outside the Planning and Zoning Office on the 1st Floor of the building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, the Star Ledger and the North County Branch of the Hunterdon County Library, no later than the Friday prior to the meeting.

MINUTES

Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the minutes of June 24 2013, as amended. The Board concurred, with Kevin Cimei abstaining.

RESOLUTIONS

HIONIS FARMS, Block 4, Lot 20

Resolution #2013-10, Application #2012-12

Chairman Higgins reported that consideration of the resolution would be postponed to a future date to be determined.

THE MEWS, Block 47, Lots 3, 4 & 8

Resolution #2013-12, Application #2013-08

Chairman Higgins stated that it was Draft #4 under consideration. Jon Drill commented that the attorney had given a final approval. Chairman Higgins offered a correction. Brian Mullay moved and John Higgins seconded a motion to approve. Members in favor: Higgins, D'Alleinne, Cimei, Mullay and Kleinhans.

HANNA MEMORIAL CANCER CLINIC, Block 47.02, Lot 1

Resolution #2013-13, Application #2011-05

Chairman Higgins stated that consideration of the resolution would be postponed until a future meeting.

COMPLETENESS WAIVERS HEARING

CLINTON AGRICULTURAL ASSOCIATES, Block 7, Lot 3

Application #2013-06

Walter Wilson, Esq. introduced himself on behalf of the applicant. He described the property as approximately 126 acres with frontage on Old Mountain Road and Route 22 and noted that there was an area in the center currently owned by the township. He stated that the applicant was Harold Wilbert. Mr. Wilson reported that he had received reports from Cathy Marcelli and Kendra Lelie. He commented that the application was a deliberate decision to ask for a subdivision as opposed to asking for an agricultural subdivision. He noted that there were two dwellings on the property: the original farm house and a ranch house. Mr. Wilson stated that the old farm house would be renovated and that the family would move in when it was complete. He commented that the applicant may need setback variances for the houses.

Jon Drill asked about water service, and Mr. Wilson responded that the houses would be served by private wells, stating that the new parcel would only have the existing ranch house on the 10-acre parcel. Jon Drill suggested that the applicant explain where he would be getting water. Mr. Wilson stated that each parcel had its own well, which was far enough from each wastewater disposal system.

Chairman Higgins asked about the application currently before the CADB for a commercial farm approval for a farm market structure, lighting and parking. Mr. Wilson reported that the CADB determined that the proposal was a commercial farm operation, noting that it met the standards for the AMP. Cathy Marcelli's report stated that all requested waivers could be granted. Brian Mullay asked about access, and Walter Wilson pointed out the lane that runs from Route 22. Kevin Cimei asked about the county application and asked Jon Drill whether he had heard of the application to the county and he responded that he had not. Mr. Drill stated that there were no issues from a completeness waivers standpoint. Brian Mullay moved and John Higgins seconded a motion to grant all of the waivers as requested. Members in favor: Higgins, D'Alleinne, Cimei, Mullay and Kleinhans. Future dates for hearing were discussed.

NEW BUSINESS

1. Approval of Vouchers: Chris D'Alleinne moved and Kevin Cimei seconded a motion to approve the vouchers. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Kevin Cimei reported that there had been a short meeting and that the Council had rescinded and reissued an ordinance to have an open space question on the ballot. The issue concerned how much money would be spent for maintenance on open space parcels, and the agreement was for a 12.5% limit.
2. Report from Ordinance Committee: There was no report.
3. Report from Open Space: There was no report.
4. Report from Environmental Commission: There was no report.

ADJOURNMENT

Kevin Cimei moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 7:58PM.

These minutes were approved on August 19, 2013.

Rebecca E. D'Alleinne
Administrator