

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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

August 19, 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

**MEMBERS ABSENT**

Butcher, Higgins, Kilduff

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Katie Razin, Esq., Board Attorney substituting for Jonathan Drill (via telephone)

Denise Filardo, Board Secretary

**MEETING MINUTES**

MEETING MINUTES AUGUST 5, 2019

Mr. Lazarus motioned and Mr. Glaser seconded the motion to adopt the Minutes of August 05, 2019. The vote record follows.

<b>Roll Call: Minutes of August 05, 2019</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Vice Chair)					X	X
Glaser (Alt. 2)		X	X			
Higgins						X
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski					X	
Lazarus	X		X			
Scheick					X	
Cimei, (Chair)			X			

**RESOLUTIONS**

- 1) EXXONMOBIL RESEARCH AND ENGINEERING COMPANY  
 Block 30, Lots 17, 30, 31 and 41; Block 31, Lot 1; Block 30.02, Lot 1  
 1545 Route 22 East  
 Application No. PB-2019-04

**Resolution No. 2019-03**

Resolution memorializing Waiver of Site Plan Approval to allow Extension of existing Roof Mounted HVAC Stacks.

Mr. Glaser motioned and Mr. Lazarus seconded the motion to adopt Resolution No. 2019-03. The vote record follows.

<b>Roll Call: ExxonMobil - Resolution No. 2019-03</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Vice Chair)					X	X
Glaser (Alt. 2)	X		X			
Higgins						X
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski					X	
Lazarus		X	X			
Scheick					X	
Cimei, (Chair)			X			

- 2) ANNANDALE VILLAGE, LLC  
 (FORMER “FOX-SEALS” AND MUNICIPAL BUILDING)  
 Block 53, Lot 3  
 6 West Street  
 Application No. PB-2018-03  
 Resolution No. 2019-04

Resolution memorializing the Modification of Condition #1 of Resolution No. 2018-09 to Extend the Time within which to the Site Plans must be signed from April 15, 2019 to February 14, 2020 and, accordingly, extending the life of the approvals as well.

Mr. Glaser motioned and Mr. Lazarus seconded the motion to adopt Resolution No. 2019-04. The vote record follows.

<b>Roll Call: Annandale Village - Resolution No. 2019-04</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Vice Chair)					X	X
Glaser (Alt. 2)	X		X			
Higgins						X
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski					X	
Lazarus		X	X			
Scheick					X	
Cimej, (Chair)			X			

**MASTER PLAN CONSISTENCY REVIEW**

1) ORDINANCE NO. 1134-19

An Ordinance of the Township of Clinton Amending Chapter 165, “Land Use Regulations” of the Code of the Township of Clinton, County of Hunterdon to Establish Provisions Regarding Farmer’s Markets in Nonresidential Zones.

The Board found the Ordinance not to be inconsistent with the Township Master Plan. The Board also made observations as to the size of the farmers markets referenced in the Ordinance.

The Board directed Secretary Filardo to draft a letter to Mayor and Council communicating the Board’s findings.

**REQUEST FOR EXTENSION OF TIME**

1) KINGDOM CROWN, LLC VETERINARY HOSPITAL

Block 3.03, Lot 7  
23 Blossom Hill Road

Applicant is requesting an Extension of the Time specific to Condition D.19.b of Resolution No. 2006-16a within which to apply for and obtain Final Site Plan Approval for Phase 2 of the development.

The applicant was represented by Gaetano De Sapio, Esq.

Dr. Wendy Ross-Jenkins was sworn and testified during the hearing.

Dr. Ross’ testimony included and was not limited to the following:

- The delay in proceeding with Phase 2 was due to trying to stay afloat.
- Would like to proceed with the parking lot expansion prior to construction of the addition to the existing building.
- Plans for the addition have not yet been obtained.

**EXHIBIT**

B-1 Memo dated August 17, 2019 prepared by Thomas Behrens, Jr., Board Planner.  
*Mr. Behrens' memo indicated that he did not see any significant ordinance changes weighing against the Board granting an Extension of Time.*

**RELIEF GRANTED**

Three (3) year Extension of the Time within which to apply for Final Site Plan Approval for Phase Two (2).

Mr. Kochanowski motioned and Mr. Scheick seconded the motion to grant the requested Extension of Time. The vote record follows.

<b>Roll Call: Kingdom Crown, LLC - Blk 3.03, Lot 7 – 3 Year Extension of Time</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Vice Chair)						X
Glaser (Alt. 2)			X			
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans			X			
Kochanowski	X		X			
Lazarus			X			
Scheick		X	X			
Cimei, (Chair)			X			

**APPROVAL OF VOUCHERS**

Mr. Cimei motioned and Mr. Kochanowski seconded the motion to approve payment of the Vouchers. The vote record follows.

<b>Roll Call: Vouchers</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Vice Chair)						X
Glaser (Alt. 2)			X			
Higgins						X
Kilduff (Alt. 1)						X
Kleinhans			X			
Kochanowski		X	X			
Lazarus			X			
Scheick			x			
Cimei, (Chair)	X		X			

## **REPORTS**

- 1) Report from Council – Mr. Kochanowski reported the following:
  - Council discussed the new deer hunting program, including requirements of hunters and butchering.
  - Tom DeRosa is the new Officer in Charge.
- 2) Report from Ordinance Subcommittee – Nothing to report.
- 3) Report from Open Space – Nothing to report.
- 4) Report from Environmental Commission – Nothing to report.

## **ADJOURNMENT**

Mr. Scheick motioned and Mr. Cimei seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:32pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on September 16, 2019.