

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
<http://clintontownshipnj.com>

PUBLIC MEETING

DATE: May 20, 2013

*PRESENT:* Chris D'Alleinne, Michael Brady, Brian Mullay, Kevin Cimei, Peter Marra, Sam Mardini, Richard Scheick, and Suzanne Kleinhans.

*PROFESSIONALS:* Cathleen Marcelli, Engineer, Jon Drill, Attorney, and Rebecca D'Alleinne, Administrator.

*ABSENT:* John Higgins.

*CALL TO ORDER*

Vice Chairman D'Alleinne called the meeting to order at 7:36P.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 Sam Mardini seconded a motion to approve the minutes of May 6, 2013, as written. The Board concurred unanimously with one abstention by Peter Marra.

*NEW BUSINESS*

1. Approval of Vouchers: Vice Chairman D'Alleinne moved and Rich Scheick seconded a motion to approve the vouchers. The Board concurred unanimously.

*RESOLUTIONS*

**ROLLING HILLS CARE CENTER, Block 23, Lot 7**

Resolution #09, Application #2012-03

**HIONIS FARMS, Block 4, Lot 20**

Resolution #2013-10, Application #2012-12

Vice Chairman D'Alleinne reported that the resolutions would be postponed to the following meeting.

Brian Mullan recused himself from the following hearing and left the meeting.

*PUBLIC HEARINGS*

**HANNA MEMORIAL CANCER CLINIC, Block 47.02, Lot 1**

Application #2011-05 (Continued from March 4, 2013)

Michael Shapanka, Esq. introduced himself on behalf of the applicant. Board Engineer Cathy Marcelli was sworn. Engineer Wayne Ingram displayed Exhibit A-3 (Colorized Site Plan Rendering, dated 5/20/13), which was marked into evidence. He indicated that the changes that the Board's professionals had requested were incorporated into the site plan. He discussed the individual changes and pointed out the banked parking. Mr. Ingram noted that the applicant had no objections to complying with the Board professionals' suggestions. He commented on the screening to add a tree row between the meadow and lawn area and drew the area on Exhibit A-3. Michael Sullivan expressed the opinion that an exception would be needed. Mr. Ingram discussed the wall and the landscaping around the septic area, noting that the wall would have a natural stone finish with minimal landscaping. Mr. Sullivan agreed to the change. Mr. Ingram indicated that they would cut down the landscaping to make it look more natural.

Mr. Ingram discussed the road widening on Petticoat Lane. He stated that the township's Master Plan called for a widening of the road. He discussed the mature tree row and removing the utility poles. Mr. Ingram proposed to widen the road south of the driveway to Route 22 as per Cathy Marcelli's suggestion. He noted that the utility pole would have to be moved 3-4 feet. Cathy Marcelli stated that she would work with the applicant and the utility company. Vice Chairman D'Alleinne asked him to clarify that the applicant was in agreement with both Cathy Marcelli's report and Michael Sullivan's report and Mr. Ingram responded affirmatively.

The lighting was discussed. Mr. Ingram stated that their lighting design was not bright enough in terms of initial luminance, noting that he felt that the numbers were very close. He stated that the maintained luminance did comply with the ordinance. The Board members were comfortable with granting an exception. Mr. Ingram stated that the other issue was site signage. He stated that he was proposing a sign by the driveway with an arrow and the address. He commented that it would comply with the sign ordinance. Vice Chairman D'Alleinne called a recess at 7:56PM. The meeting was called to order at 8:00PM.

Mr. Shapanka stated that the application was for a preliminary site plan approval. Jon Drill noted that the rest of the design details could be worked out during the final site plan application. Mr. Ingram discussed the trees all the way down the Route 22 frontage and Vice Chairman D'Alleinne pointed out on Mr. Bosenberg's behalf that he was not at the meeting when it had been discussed. Jon Drill commented that one issue was the memorial garden. Mr. Ingram stated that it was an accessory use for the patients' use. Vice Chairman D'Alleinne asked about the half life of the chemicals in the patients' urine and the septic system. Mr. Ingram stated there were very few patients at any given time and that the septic system was much larger than needed. He noted that no drugs would be discharged directly into the system. Dr. Hannallah stated that the excretions were not a problem as much of the effect would occur to the patient later. In response to a question from Mr. Sullivan, Mr. Ingram stated that the sidewalk materials were concrete and there would be brick pavers in the garden.

Thomas Fitzgerald stated that they were willing to make all of the changes recommended, but that there were a handful of issues. He discussed the accessory structure setback and indicated that they would slide the air conditioning units along the building to eliminate the variance. The building façade was discussed, and he stated that the panes of the windows would be vertical. The clapboard siding was discussed and Mr. Fitzgerald noted that it would mimic the wide boards found on a barn. Ground floor façade glazing was discussed and he reported that the applicant would add an additional window to the Route 22 and Petticoat Lane sides of the building. He stated that they would screen mechanical equipment.

The building colors were discussed. Exhibit A-4 (Color Rendering of Façade) was marked into evidence. Mr. Fitzgerald discussed the stone wall by the septic system and asked that the base on the building be the same kind of stone. Rich Scheick expressed the opinion that the stone would enhance the building aesthetics and the rest of the members agreed. Mr. Fitzgerald stated that they would make the clapboard an earth tone color. Enclosures were discussed, and it was suggested that the refuse area should have a matching stone base. Condition language was discussed.

Jon Drill stated that the applicant was seeking preliminary site plan approval, with landscape, lighting and buffering exceptions and no variances. There were no questions from the public. Peter Marra moved and Kevin Cimei seconded a motion to approve the preliminary site plan with conditions as discussed. Members in favor: D'Alleinne, Brady, Scheick, Cimei, Kleinhans, Marra and Mardini.

#### *REPORTS & ASSIGNMENTS*

1. Report from Council: There was no report.
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*

Rich Scheick moved and Michael Brady seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:27PM.

These minutes were approved on June 3, 2013.

Rebecca E. D'Alleinne  
Administrator