

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING  
MINUTES

May 6, 2013

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

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

*ABSENT:* Peter Marra.

*CALL TO ORDER*

Chairman Higgins called the meeting to order at 7:32P.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 regular session minutes of April 15, 2013, as corrected. The Board concurred unanimously with Sam Mardini abstaining.

*PUBLIC HEARINGS*

**COUNTRY GRIDDLE, Block 76, Lot 2**  
Resolution #2008-04, Application #2008-05

Jon Drill stated that the application would not be heard due to a deficiency in the public notice. Another date will be scheduled for the Public Hearing.

**97 SPENCER LANE, Block 13, Lot 3**  
Application #2012-16

George Dilts, Esq. introduced himself on behalf of the applicant. He discussed the history of the project, described their application to the BOA and the subsequent favorable interpretation that the CenturyLink office was a permitted use. He listed the waivers that had been previously granted by the Planning Board. Mr. Dilts discussed Cathy Marcelli's April 30, 2013 report and stated that the applicant would conform to her requests. Jon Drill discussed the resolution conditions regarding the elimination of the nonconformity and when the school would be able to receive a Certificate of Occupancy. He noted that one tenant wished to stay and that the applicant needed an amended preliminary and final site plan. He stated that he would draft one resolution covering both appearances before the Planning Board. Mr. Dilts commented that the applicant wished to eliminate the CO requirement, that they were now keeping CenturyLink as a tenant and pointed out their location on the site plan. He stated that the telephone operation had been at that location for 40 years. He discussed parking needed for the school and the amount needed for both uses. Mr. Dilts indicated that they would need a modification for the parking requirements and an elimination of the mention of CenturyLink in the resolution.

Michael Costello, Engineer, Toby Loyd, Director of Hunterdon Learning Center, Bernie Cryan, CenturyLink Manager of Cable Construction and Michael Sullivan, Board Planner were sworn. Mr. Cryan reported that he had worked for CenturyLink for 40 years and was working for the company when the building was originally built. The office handles cable construction and he stated that the hours were from 7:00AM-3:30PM during the week. He described the nature of his business. Mr. Cryan stated that there were six employees and himself, so just 7 parking spaces were needed. He stated that only CenturyLink vehicles were allowed in the compound. He noted that there were 10 emergency generators and a total of fifteen cable vehicles on the property. He discussed vehicles that might be on site temporarily. Mr. Cryan stated that the extra poles had been removed and that there were several reels of cable stored outside. He discussed the two mechanics that serviced the vehicles from the Center Street facility, noting that most of the service was sporadic and only for CenturyLink. There were no questions from the public.

Toby Loyd was introduced. He explained that the school day was from 8:50AM to 2:30PM. He noted that the staff arrived at 8:00AM. Mr. Loyd stated that the number of students was currently 65 and that the maximum was 80. He indicated that there were 26 employees and that for a full enrollment, they would need 30 employees. He estimated that the maximum number of people that might attend an evening event would be 60. Mr. Loyd reported that there were two fundraisers such as spaghetti dinners, and that the highest number of cars was probably 50. He expressed the opinion that 100 spaces would be sufficient. He stated that the extra space would not generate more students if they took it over.

Exhibit A-3(Sheet 3 of 10) was marked into evidence. Michael Costello's credentials were accepted by the Board. He noted that 122 parking spaces were designated for the school. He pointed out the area that was fenced off for CenturyLink parking and stated that they did not propose to stripe it.

Exhibit A-4 (Circulation Plan, Sheet 4 of 4) was marked into evidence. Mr. Costello discussed the unloading area and circulation plan. He stated that the required parking number was 330 and they were proposing 337 spaces. There would be 215 "banked" spaces in the gated area. There will be 122 striped spaces and 215 un-striped (within the gated area) for a total of 337. Mr. Dilts indicated that a variance would be required so that CenturyLink would not have to stripe their parking area. Chairman Higgins called a recess at 8:10PM. The meeting was called to order at 8:11PM.

Mr. Costello stated that the applicant would comply with the report from Cathy Marcelli. A design waiver for CenturyLink parking was discussed. He stated that there were currently 84 striped spaces in the telephone compound area. Brian Mullay asked about two dumpsters, and Mr. Costello noted that there was one already at CenturyLink. Michael Brady asked about the circulation plan and it was determined that the Board Traffic expert would review and approve the circulation exhibit. Jon Drill listed the conditions for parking.

Sam Mardini moved and Brian Mullay seconded a motion to approve the amended Preliminary and Final Site Plan with conditions as discussed. Members in favor: Higgins, D'Alleinne, Brady, Scheick, Cimei, Mullay, Kleinhans and Mardini. .

#### *NEW BUSINESS*

1. Approval of Vouchers

Chris D'Alleinne moved and Rich Scheick seconded a motion to approve the vouchers. The Board concurred unanimously.

2. Town of Clinton Water Utility Restrictions

Michael Sullivan discussed the Town of Clinton water restrictions, noting that he had discussed the issue with the Town's Engineer. He discussed whether an application for affordable housing would be able to get water. The water loss from leaky pipes was discussed.

#### *REPORTS & ASSIGNMENTS*

1. Report from Council: Kevin Cimei stated that the budget was introduced, noting that it was 3% lower than last year. He indicated that the Council had introduced a vacant property lawn maintenance ordinance. He also noted that the tax levy was going up and that there was very little state aid coming in.
2. Report from Ordinance Committee: Chairman Higgins reported that the committee had not met.
3. Report from Open Space: There was no report.
4. Report from Environmental Commission: Rich Scheick reported that the commission had held a seminar for homeowners on detention basin maintenance, which had a low attendance. He indicated that they had a good turnout for Earth Day activities. He reported that they had held a stream cleanup which resulted in the removal of a half ton of debris. Mr. Scheick noted that the commission members had expressed concern about trees on the Zinn Realty application.

*ADJOURNMENT*

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:39PM.

These minutes were approved on May 20, 2013.

Rebecca E. D'Alleinne  
Administrator