

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

ANNUAL ORGANIZATION MEETING

JANUARY 22, 2013

PRESENT: John Higgins, Michael Brady, Chris D'Alleinne, Rich Scheick, Brian Mullay, Sam Mardini and Peter Marra (7:20PM).

PROFESSIONALS: Jon Drill, Attorney, Michael Sullivan, Planner and Rebecca D'Alleinne, Secretary.

ABSENT: Kevin Cimei.

CALL TO ORDER

Ms. D'Alleinne called the meeting to order at 7:02PM.

PUBLIC NOTICE

Ms. D'Alleinne reported that the requirements of the Open Public Meetings Act had been met.

APPOINTMENTS

Ms. D'Alleinne announced the following appointments:

Chris D'Alleinne: Appointed for a 4-year term: (Class 4) exp. 12/31/2016

Peter Marra: Appointed for a 1-year term (Class 3) exp. 12/31/2013

Brian Mullay: Appointed for a 1-year term (Class 2) exp. 12/31/13

Rich Scheick: Appointed for a 3-year term: (Class 4) exp. 12/31/2015

NOMINATIONS AND ELECTIONS

Ms. D'Alleinne accepted nominations for the position of chairman.

Nomination of John Higgins as chairman was made by Chris D'Alleinne and seconded by Sam Mardini. Members were unanimous in favor.

Ms. D'Alleinne presented the gavel to Mr. Higgins.

Chairman Higgins accepted nominations for the position of vice chairman.

Nomination of Chris D'Alleinne as vice chair was made by John Higgins and seconded by Brian Mullay. Members were unanimous in favor.

Mr. Higgins accepted nominations for the position of vice chairman pro temp.

Nomination of Sam Mardini as vice chair pro temp was made by John Higgins and seconded by Chris D'Alleinne. Members were unanimous in favor.

Mr. Higgins commented that the Board currently had three vacancies and that another potential Board member would be voted upon at the next Council meeting.

Chairman Higgins asked the members if all appointments could be voted on as a whole, to which the Board concurred. He noted that there would be two changes: the lighting expert would be replaced by Brian Clemson; and Michael Sullivan and Kendra Lelie would be added as landscape architects. Motion was made by Michael Brady and seconded by Rich Scheick for approval of the following appointments:

Jonathan E. Drill, Esq., Counsel
Jay Bohn, Esq., Conflict Counsel
Cathleen Marcelli, Larry Plevier, Engineer
Michael Sullivan, Kendra Lelie, Planner
Francis Banisch, David Banisch, Conflict Planner
Rebecca D'Alleinne, Secretary
Joseph Fischer, Jeff Fischer, Geotechnical Expert
Cathleen Marcelli, Traffic Engineering Expert
Jeffrey Keller, Environmental Expert
Matthew Mulhall, Hydrogeology Expert
Brian Bosenberg, Michael Sullivan, & Kendra Lelie Landscape Architect
John Thomas, Conflict Landscape Architect
Brian Clemson, Lighting Expert
Ron Graiff, Wireless Telecommunications Expert
Joanne Sekella, Certified Shorthand Reporter
John Hatch, Michael Hanrahan, Architect

The Board voted its unanimous approval.

The Hunterdon County Democrat was named as the official weekly paper and the Star Ledger as the official daily publication. The Board concurred unanimously.

Brian Mully moved and John Higgins seconded a motion to approve the 2013 Meeting Calendar and to approve the 2013 Rules and Regulations. Chairman Higgins listed the changes that had been made. The Board concurred unanimously. Class III member Peter Marra was sworn.

VOUCHERS

Michael Brady moved and Sam Mardini seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

MINUTES

Sam Mardini moved and Rich Scheick seconded a motion to approve the December 3, 2012 minutes as written. The Board concurred unanimously.

Mr. Higgins discussed the lighting applications that were already in progress and expressed the opinion that Hatch Mott McDonald could begin to handle the applications.

COMMITTEES

Chairman Higgins discussed the Board committees (Master Plan, Ordinance, COAH and Personnel) and noted that he would be appointing members at a future meeting.

PUBLIC HEARINGS

HANNA MEMORIAL CANCER CLINIC, Block 47.02, Lot 1

Chairman Higgins announced that the application would be carried without the need for further notice to March 4, 2013. He discussed the CTEC report and expressed concern about the potential for medical waste in the effluent of the septic system. The Administrator was directed to contact the applicant, ensure that they received a copy of the report and tell them that they should be prepared to provide testimony on the treatment of the biologicals in the wastewater effluent of the septic system.

ROUND VALLEY ANIMAL HOSPITAL, Block 3.03, Lot 2

Walter Wilson, Esq. introduced himself on behalf of the applicant. David Behnken introduced himself as the engineer and husband of the owner. Mr. Behnken and Michael Sullivan, Board Planner were sworn. Mr. Wilson noted that the proposed sign was located in the right-of-way and that it would be necessary to have an approval from NJDOT. He noted that the applicant decided to move the sign out of the right-of-way and had also added a generator to the application. The propane tank indicated on the plans will not be needed. Exhibit A-1 (Photo 1), Exhibit A-2 (Photo 2), and Exhibit A-3 (Photo 3) were marked into evidence.

David Behnken provided his credentials, which were accepted by the Board. Exhibit A-1 (First Sign 2010) and Exhibit A-2 (Replacement Sign 2010) were discussed. He indicated that Zoning Officer Michael Wright had denied the sign application, which had led to the BOA application. He explained that the sign depicted in Exhibit A-3 was located on east side of driveway. Mr. Behnken stated that the sign would not conform to the 15 foot setback, but would be out of the right-of-way. Chairman Higgins asked about whether the sign would be straddling the fence, noting that he would like an accurate representation of the proposal. Mr. Wilson stated that the applicant would submit as an as-built drawing.

Exhibits A-4, A-5 and A-6 (Google street views) were marked into evidence. Mr. Behnken stated that they were an accurate representation, but noted that several of the bushes had been removed and marked it on the exhibit. On Exhibit A-6, he marked

where the sign would be located. Mr. Drill discussed the fact that the BOA was contemplating the use of Google maps and other electronic data. Mr. Behnken stated that the shrubs had been removed in 2010 and indicated that the fence was currently 3 feet from the right of way. He indicated that visibility was an issue, noting that there was a lot of vegetation on the adjacent lot. He expressed the opinion that the fence posts could remain. Mr. Wilson pointed out that the sign itself was conforming, except for the location. Michael Sullivan discussed the sign ordinance.

Exhibit A-7 (Map of Existing Conditions with Hand-drawn Locations) was marked into evidence. Mr. Behnken discussed the location that he had chosen for the generator. He noted that the propane tank was on the plan "just in case" and that he had a meeting with the gas provider scheduled. Exhibit A-8 (Wilson Ordinance Analysis) was marked into evidence. Mr. Behnken stated that there would be a light on the sign, which would be conforming to the ordinance requirements. He discussed the generator and discussed the noise level, which would be 66 decibels. Jon Drill discussed the state noise limits. Mr. Behnken stated that the quiet tests would be run during the daytime only. Exhibit A-9 (Specification Sheet) was marked into evidence. Michael Sullivan noted that the propane tank would need a setback variance. He also discussed other signs on the adjacent lots and how far apart the signs were. Brian Mullay asked whether there was any landscaping, and Mr. Behnken responded that it was there from the previous owner. Sam Mardini asked about the tank's distance from building, and Mr. Behnken noted that it would be five feet. It was determined that the tank should be no closer than 10 feet from the building and 10 feet from the property line.

Jon Drill listed all of the conditions for the record. He discussed the variances: a sign setback of one foot versus 15 feet, the generator and propane tank to be closer than the required 75 feet from side property line and the propane tank would be closer than the 50 foot setback from rear yard property line. Mr. Wilson noted that the required variances were C1 hardship variances.

Brian Mullay moved and Michael Brady seconded a motion to grant the waivers as discussed. Members in favor: Higgins, D'Alleinne, Brady, Scheick, Mullay, Marra and Mardini.

REPORTS

Township Council: Peter Marra reported that the council was in the process of rehabbing the Fox/Seals building. He indicated that the proposal originally had 16 units of senior housing, noting that the council was looking to raze the building. He noted that they would convert the COAH proposal to housing for developmentally disabled adults. Michael Sullivan reported that there was grant money available. Brian Mullay indicated that the Historic Commission hoped that every effort would be made to incorporate the original historic part of the building into the design. Walter Wilson encouraged the township to develop housing for developmentally disabled adults. He noted that the only place available was in Oldwick. He discussed the Village Green development and Beaver Brook Homestead and the challenges of renovating historic structures. Mr. Marra suggested that Mr. Wilson attend the council meeting to make comments.

ADJOURNMENT

Rick Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The meeting was adjourned at 8:39PM.

These minutes were approved February 11, 2013.

Rebecca E. D'Alleinne
Secretary to the Board