

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: July 21, 2014

PRESENT: John Higgins, Chris D'Alleinne, Kevin Cimei, Richard Scheick, Suzanne Kleinhans and John Kilduff.

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

ABSENT: Brian Mullay and Sam Mardini.

CALL TO ORDER

Chairman Higgins called the meeting to order at 7:30P.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, and the Star Ledger, no later than the Friday prior to the meeting.

MINUTES

Chris D'Alleinne moved and Suzanne Kleinhans seconded a motion to approve the regular meeting minutes of July 7, 2014, as corrected. The Board concurred unanimously with Kevin Cimei and John Kilduff abstaining.

COMPLETENESS WAIVERS

HANNA MEMORIAL CANCER CLINIC, Block 47.02, Lot 1
Application #2014-04

William Gianos, Esq. introduced himself on behalf of the applicant. He reported that they were requesting waivers for Items 46 and 65. Chris D'Alleinne moved and John Higgins seconded a motion to grant the waivers and deem the application complete. Members in favor: Higgins, D'Alleinne, Scheick, Cimei, Kleinhans and Kilduff.

PUBLIC HEARING

HANNA MEMORIAL CANCER CLINIC, Block 47.02, Lot 1

Application #2014-04

William Gianos, Esq. introduced himself on behalf of the applicant. Chris Nusser, Engineer, and Michael Sullivan, Board Planner were sworn. Mr. Gianos stated that they agreed with all of the conditions in Cathy Marcelli's report. Mr. Nusser stated that the storm water manual needed to be filed and would provide proof of filing. Mr. Gianos indicated that all of the items were compliant with the report. Mr. Nusser noted that the landscaping concerns had been satisfied. He discussed the stone and façade colors and stated that his office had discussed the matter with CCH and the changes would be made to the satisfaction of the Board Planner. Site plan note changes were discussed. He discussed the sign and stated that it would be internally lit and would be compliant with the sign ordinance. Michael Sullivan stated that the two façade signs facing the parking area would be eliminated from the plans. Mr. Nusser commented on the signs facing Petticoat and Route 22, noting that they would send final color selections to CCH for approval. He commented on the building-mounted lighting, noting that it would match the signage. The memorial garden would have seating to be approved by CCH.

Mr. Gianos stated that they would ask for five years to pull building permits, noting that the applicant would be doing fundraising, so they would need the extra time. Jon Drill read the conditions into the record. There were no questions from the Board or the public.

Chris D'Alleinne moved and Kevin Cimei seconded a motion to approve the final site plan with conditions as discussed. Members in favor: Higgins, D'Alleinne, Scheick, Cimei, Kleinhans and Kilduff.

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. T-Mobile Timeline: Chairman Higgins reported that SHPO had sent an email to T-Mobile indicating that it did not want the proposed tower to be constructed on the Town of Clinton water tank site. The email stated the agency's preference for the permanent cell tower to be located on the parcel where the temporary cell on wheels was currently located. The Board members determined that they wanted to have T-Mobile's attorney attend a meeting to discuss the matter. The Administrator was directed to send a letter to Mr. Ferraro.

REPORTS & ASSIGNMENTS

1. Report from Council: Kevin Cimei reported that the Council was seeking a presentation by the Highlands Council. He noted that they were hiring two police officers and would purchase two cars. He reported that several of the members

- wanted to hire a new engineering firm to explore new sewerage system technologies.
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: There was no report.

ADJOURNMENT

Rich Scheick moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:00PM.

These minutes were approved on August 4, 2014.

Rebecca E. D'Alleinne
Administrator