

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

DATE: August 4, 2014

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

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

*ABSENT:* Brian Mullay and John Kilduff.

*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*

Rich Scheick moved and Suzanne Kleinhans seconded a motion to approve the regular meeting minutes of July 21, 2014, as written. The Board concurred unanimously, with Sam Mardini abstaining.

*COMPLETENESS WAIVERS*

**BREMS IMAGING, Block 29, Lot 12**

Application #2014-07

Susan Rubright, Esq. introduced herself on behalf of the applicant, Hunterdon Radiological Associates. She explained that there were two entities in the facility and that the current state regulations required the CT and the MRI machines to be separated. She stated that there would be no increase in the number of patients, employees or need for additional parking. Ms. Rubright introduced Peter McCabe, Engineer for the project.

Jon Drill noted that the report from Board Engineer Cathy Marcelli had no objections to the waiver requests. There were no questions from the Board. Kevin Cimei

moved and Chairman Higgins seconded a motion to grant the requested waivers with the condition concerning Item #65 as discussed. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei and Kleinhans.

The Board discussed the Board professionals who were to review the application. The Board determined to remove the landscape architect and the architect from the list and ask Michael Sullivan to review those matters.

*EXTENSION OF TIME*

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

Lloyd Tubman, Esq. introduced herself on behalf of the applicant. She indicated that the applicant had received an approval in October of 2012 for a waste treatment facility, but that the Transco Gas Pipeline had come and installed piping that interfered with their approved landscaping plan. She commented that it had taken a long time to resolve the outstanding conflicts. Ms. Tubman stated that they could bring in plan sets for signature very soon.

Jon Drill indicated that the last resolution was #2013-09. Chairman Higgins suggested an extension of time to obtain signatures until October, 2015. Sam Mardini moved and Chris D'Alleinne seconded a motion to approve the extension as discussed. Members in favor: Higgins, D'Alleinne, Mardini, Scheick, Cimei and Kleinhans.

*PUBLIC HEARING*

**COUNTRY GRIDDLE, Block 76, Lot 2 (Con't. from June 16, 2014)**  
Application #2008-05

Walter Wilson, Esq. introduced himself on behalf of the applicant. He indicated that the Planning Board had designated one parking space in the back and the fire chief had asked for one space by the fire lane, both of which were to be removed. He noted that the Township Council had reviewed the right-of-way issue and suggested the removal of two parking spaces in the front of the restaurant building. Jon Drill reviewed the history of the waiver of site plan application, indicating that the last hearing had been May 5, 2014. At that time, the Board did not feel that it had standing to allow parking spaces in the right-of-way, as it was township-owned property. Subsequently, the Council had offered to vacate part of the right-of-way to the applicant's ownership, with the proviso that the township would reserve the right to use it as a staging area for road repair. Exhibit A-1 (Colorized Portion of Survey) was marked into evidence. Mr. Wilson pointed out the two affected spaces that the Council decided should not be used. Cathy Marcelli was sworn and agreed with his representation.

Mr. Wilson explained which parking spaces were to be vacated. The applicant will prepare the legal description and a survey to show the revised right of way line. Jon Drill read the memo from Township Administrator Marvin Joss into the record. Walter Wilson stated that his client was currently out of the country, but that the client had approved of the plan. Mr. Drill suggested that the Board make a conditional finding that the applicant did have standing and would proceed at their own risk. Mr. Wilson stated

that the applicant had agreed and that he would send a letter to that effect to the Council and the Board Administrator.

Cathy Marcelli referred to her memo of May 1, 2013 for a list of the required relief, which she read into the record. Mr. Wilson noted that there were 3 spaces that would be eliminated and marked each one on Exhibit A-1. Ms. Marcelli discussed the conversion of the loading zone area in the rear of the building to parking spaces, noting that design exceptions would be required and read them into the record. Jon Drill noted that the parking lot conditions had existed since the restriping in 2010. Chris D'Alleinne asked about the dumpster area and whether it would be acceptable to have unloading in the dumpster area. Chairman Higgins wondered whether the fire chief would agree to not extending the fire lane and make it a loading zone only. Mr. Wilson agreed on his client's behalf. Jon Drill indicated that the Board would make the elimination of a space in the southern area a condition of approval and to mark and sign it as a loading zone.

Cathy Marcelli reviewed her report and listed the remainder of the design exceptions required. She enumerated her recommendations for conditions of approval as follows: evidence of property line revisions as approved by the Council, the two eliminated parking spaces must be marked "No Parking", the eliminated space by the dumpster, "Do Not Enter" signs to be erected, submit a revised plan, restripe and install new directional arrows. She suggested that the applicant use thermo-plastic paint for striping. Discussion ensued concerning the sandwich sign. Walter Wilson stated that the "practical difficulty" existed because originally a great deal of the restaurant's parking had been "taken" due to the completion of Interstate 78 and also there was an additional "taking" of property for the Park and Ride.

Jon Drill reported that the Waiver of Site Plan approval was memorialized in Resolution #2008-04. He discussed the following original conditions: #1 was for landscaping and Cathy Marcelli indicated that was accomplished. #2 was for paving and restriping and Ms. Marcelli stated that a modification was needed as there was some deterioration of the pavement. She indicated that all of the other conditions had been met. Mr. Cimei pointed out that the approval was conditional upon the Council approving the right-of-way and Mr. Drill noted that if they were unable to obtain the right-of-way, the applicant would need to return to the Board. There were no questions from the public. Chris D'Alleinne moved and Kevin Cimei seconded a motion to grant all exceptions and modify Condition # 2. Members in favor: Higgins, D'Alleinne, Scheick, and Cimei with Mardini and Kleinhans abstaining.

### *NEW BUSINESS*

1. Approval of Vouchers—Chris D'Alleinne moved and Kevin Cimei seconded a motion to approve the vouchers as presented. The Board concurred unanimously.

### *REPORTS & ASSIGNMENTS*

1. Report from Council: Kevin Cimei reported that there had been no meeting. He noted that a copy of the township's COAH comments would be sent to the members for review. Chairman Higgins commented that the Council would be discussing the Highlands at its next meeting.

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 Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:49PM.

These minutes were approved on September 2, 2014.

Rebecca E. D'Alleinne  
Administrator