

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: September 2, 2014

PRESENT: John Higgins, Chris D'Alleinne, Kevin Cimei, Brian Mullay, Suzanne Kleinhans, Sam Mardini and John Kilduff.

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

ABSENT: Richard Scheick.

CALL TO ORDER

Chairman Higgins called the meeting to order at 7:31P.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 John Higgins seconded a motion to approve the regular meeting minutes of August 4, 2014, as corrected. The Board concurred unanimously with Brian Mullay and John Kilduff abstaining.

RESOLUTIONS

CLINTON TOWNSHIP SEWERAGE AUTHORITY, Block 77, Lot 4
Resolution #2014-05, Application #2014-06

Jon Drill stated that Draft #4 was under consideration and read the revisions into the record. Brian Mullay moved and Sam Mardini seconded a motion to approve the resolution as revised. Members in favor: Higgins, D'Alleinne, Mardini, Mullay and Kleinhans.

Chairman Higgins announced that the following resolutions would be carried to the September 15, 2014 meeting:

ROLLING HILLS CARE CENTER, Block 23, Lot 7
Resolution #2013-06, Application #2012-03

COUNTRY GRIDDLE, Block 76, Lot 2
Resolution #2014-07, Application #2008-05

HANNA MEMORIAL CANCER CLINIC, Block 42.07, Lot 1
Resolution #2014-08, Application #2014-04

PUBLIC HEARING

HUNTERDON RADIOLOGICAL ASSOC./BREMS IMAGING, Block 29, Lot 12
Application #2014-07

Susan Rubright, Esq. introduced herself on behalf of the applicant, Hunterdon Radiological Associates. She indicated that they were seeking a minor site plan approval and discussed the layout of the property. She noted that the applicant was seeking a variance from the minimum number of required parking spaces and the setback for 3 of the parking spaces. Ms. Rubright explained that there were two separate entities on the property, each of which performed different varieties of tests. She stated that due to state requirements, the applicant needed to move the CAT scan to a different floor, away from the MRI machine. She commented that there would be no additional employees or patients as a result of the proposed addition to the building.

Joseph Saphire, Architect, Edwin Albarran, Designer, Heidi Postma, Hunterdon Radiological Associates representative, Peter McCabe, Engineer and Michael Sullivan, Board Planner were sworn. Ms. Postma explained the history of the practices and the services rendered, noting that the MRI and CAT scans were licensed by the state. She indicated that the state of NJ was requiring the applicant to move the MRI and CAT machines to different floors because they were owned by two separate entities and would therefore need separate changing rooms and bathrooms. The building addition will be needed to accommodate the CAT machine upstairs. She stated that there would be no additional patients or employees, so no additional parking would be needed. She stated that they had put a new roof on the building and that a lighting report had been performed at that time. Ms. Postma indicated that during the last approval, a lighting test had been performed as a condition of approval in Resolution #2010-09.

Chris D'Alleinne asked if the CAT was a new machine, and Ms. Postma replied affirmatively, stating that the machine would have a broader spectrum. Sam Mardini discussed the parking lot and whether there was room to add spaces. Ms. Postma stated that the staff would park on the lower level and that there would be more patient activity on the upper level. Discussion ensued about the amount of parking that would be needed. Mr. D'Alleinne pointed out that there were only 9 spaces on the lower lot, so not all of the employees would fit there. Ms. Postma noted that some would have to park on the

upper lot. Brian Mullay asked whether they had much experience with a full lot and Ms. Postma stated that, in general, they had not.

Joseph Saphire, introduced himself and presented his credentials, which were accepted by the Board. He indicated that he had worked on a number of radiological entities, noting that to bring the facility up to code, some of the interior exam spaces needed to be enlarged. He indicated that the proposed enlargement was 690 sq. ft. Exhibit A-1 (Demo Upper and Lower Plan, 8/14/14) was marked into evidence. Mr. Saphire pointed out the current layout of the building and described the purpose of the rooms. He characterized the addition as an infilling of the northwest and northeast corners. Exhibit A-2 (Upper Floor Plan, 8/14/14) was marked into evidence. He described the changes in the interior layout. Exhibit A-3 (Lower Floor Plan, 8/14/14) and Exhibit A-4 (Exterior Elevations, 8/14/14) were marked into evidence. Mr. Saphire commented that the exterior of the addition would match the materials of the existing siding and roof. He noted that the additions were compact and were being constructed in order to make the facility conform to current code. He discussed the size of the rooms and the ordinance requirements for parking, expressing the opinion that the patient visits would not increase and the staff parking would be re-allocated to the lower lot. There were no questions from the Board.

Peter McCabe, introduced himself and presented his credentials, which were accepted by the Board. He described the property location and existing conditions, noting that it was in the OB-1 Zone and that there were 5841 square feet in the building. Exhibit A-5 (Sheet 3 of 3, 7/23/14) was marked into evidence. He commented that there was an elevation difference between the front and back of the building. Mr. McCabe characterized the proposal as a minor addition that would not change the look of the building. He stated that there were sufficient handicapped spaces and agreed to make it a condition of approval to mark them on the plan. He pointed them out and noted that the number complied with regulations. Mr. McCabe noted the location of the dumpster on the plan, and indicated that the applicant would like to leave the vinyl stockade fencing. Sam Mardini asked why the dumpster was located in that position and that it should be a turnaround area for the cars. Ms. Postma stated that there was no internal elevator. Mr. Mardini discussed the difficulty of backing up the cars from the handicapped spaces and a possible area to relocate the dumpster. The applicant agreed to move it out of the parking backup to a location satisfactory to the township planner and engineer. Michael Sullivan suggested that the fencing material should be muted, not white.

John Kilduff asked why they didn't add more parking spaces to avoid the variance. Ms. Rubright discussed impervious cover and noted that the layout currently works. Chairman Higgins proposed a compromise: first, move the dumpster to the north, with beige or darker vinyl. Secondly, he suggested that the applicant add banked spaces in the lower parking lot in the southwest corner. Sam Mardini commented that the lot was always full in his experience. Mr. McCabe stated that he had no data and had done no traffic studies. Jon Drill discussed the Time of Application Law and the current parking requirements. Ms. Rubright stated that the applicant would show the banked spaces on an updated plan. Michael Sullivan discussed whether the applicant should have landscaping added if the banked parking were to be constructed in the future. The condition for screening shall be to the satisfaction of the Board planner. Jon Drill read

the ordinance section into the record, noting that the parking variance would no longer be needed.

Mr. McCabe noted that part of the septic system would need to be moved, as it would be in the proposed footprint of the building addition. He discussed the minimum lot size and depth of measurement requirements, noting that nothing would change. He pointed out that the bollards and lighting fixtures were existing structures and would not be moved, so whatever relief was required was requested. Mr. Drill expressed the opinion that a C1 “hardship” variance was required for the existing conditions. Mr. McCabe stated that the existing signage was compliant, but noted that the setback requirement from other freestanding signs was not compliant and relief would be required. He indicated that the façade sign was compliant.

Ms. Rubright discussed a condition of approval in the #2010-09 resolution. The resolution “finding” concerning existing lighting was read into the record by Mr. McCabe. He indicated that the township professionals had reviewed the matter. Exhibit A-6 (Letter from Lighting Design Collaborative) was marked into evidence. The members read copies of the letter distributed by the applicant. The floodlights were discussed and the applicant agreed to remove them. The automatic timers on the lights were discussed and Ms. Rubright stated that the applicant would make the representation that they would adjust the timers and service them on a regular basis. Brian Mullay asked whether the banked parking would require additional lighting and Mr. Drill noted that the issue would be included in the resolution conditions.

Susan Rubright noted that the setback from the building for three of the existing parking spaces would be changed because of the addition of the new addition. She expressed the opinion that there would be no detriment to the zone plan, and will have no impact on pedestrian safety. She commented on the required exceptions listed in the planner’s report. Mr. McCabe stated that the required exceptions were for existing conditions. Michael Sullivan asked the applicant to protect the crabapple tree. There were no questions from the Board members or the public.

Brian Mullay moved and Chris D’Alleinne seconded a motion to approve the site plan application, with conditions as discussed. Members in favor: Higgins, D’Alleinne, Mardini, Cimei, Mullay, Kleinhans and Kilduff.

NEW BUSINESS

1. Approval of Vouchers

Kevin Cimei moved and Brian Mullay seconded a motion to approve the vouchers as presented. The Board concurred unanimously.

2. Appointment of Alternate Planner

Chairman Higgins stated that the Board of Adjustment had appointed Andrea Malcolm as their planner and expressed the opinion that the Planning Board should appoint her as its additional planner. Mr. Sullivan discussed her resume. Chairman Higgins moved and Sam Mardini seconded a motion to approve Ms. Malcolm as its alternate planner. The Board concurred unanimously.

3. Chairman Higgins discussed the proposed water ordinance from the Town of Clinton. Jon Drill discussed the MLUL and the case law requirements, noting that essential elements must be in place. He stated that the Planning Board cannot grant an approval without proving that an applicant had satisfied water, sewer, traffic and drainage requirements. Kevin Cimei suggested that the administrator write a letter to the town. Mr. Drill discussed prior applications that the Board had heard. Mr. Cimei discussed the Highlands requirements, commenting that the ordinance changes may be mandated. He stated that he would contact the Town for information. Chairman Higgins moved and Chris D'Alleinne seconded a motion to send a letter, if it was determined to be helpful. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Brian Mullay stated that Township Planner Michael Sullivan had made a presentation concerning the Highlands Master Plan. The Council authorized a letter to be sent to the Highlands that the township wished to proceed with its application. Michael Sullivan commented that an implementation schedule should follow. He indicated that the council would need to develop cost estimates and noted that some of the projects would be funded by the Highlands. Chairman Higgins discussed COAH and preserved land.
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.
5. Historic: Discussion ensued concerning the old municipal building in Annandale.

ADJOURNMENT

Sam Mardini moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:45PM.

These minutes were approved on September 15, 2014.

Rebecca E. D'Alleinne
Administrator