

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

ANNUAL ORGANIZATION MEETING

JANUARY 12, 2015

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

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

ABSENT: Rich Scheick and John Kilduff.

CALL TO ORDER

Ms. D'Alleinne called the meeting to order at 7:30PM.

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:

John Higgins: Appointed for a 1 year term (Class 1) exp. 12/31/2015

Brian Mullay: Appointed for a 1-year term (Class 3) exp. 12/31/2015

Sam Mardini: Appointed for a 4-year term: (Class 4) exp. 12/31/2018

Kevin Cimei: Appointed for a 4-year term: (Class 4) exp. 12/31/2018

NOMINATIONS AND ELECTIONS

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

Nomination of Kevin Cimei as chairman was made by Brian Mullay and seconded by Chris D'Alleinne. Members were unanimous in favor.

Ms. D'Alleinne presented the gavel to Mr. Cimei with her congratulations.

Chairman Cimei accepted nominations for the position of vice chairman.

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

Chairman Cimei accepted nominations for the position of vice chairman pro tempore. Nomination of Sam Mardini as vice chair pro tempore was made by John Higgins and seconded by Brian Mullay. Members were unanimous in favor.

Motion was made by Chris D'Alleinne and seconded by Sam Mardini to appoint Jonathon Drill as counsel to the Board. Members were unanimous in favor.

Chairman Cimei asked the members if all remaining appointments could be voted on as a whole, to which the Board concurred. Motion was made by Brian Mullay and seconded by Sam Mardini for approval of the following appointments:

Jay Bohn, Esq., Conflict Counsel
Cathleen Marcelli, Larry Plevier, Engineer
Michael Sullivan, Andrea Malcolm, Planner
Joseph Burgis, Conflict Planner and COAH 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, Landscape Architect
John Thomas, Conflict Landscape Architect
Brian Clemson, Lighting Expert
Charles Hecht, Wireless Telecommunications Expert
Joanne Sekella, Certified Shorthand Reporter
John Hatch, Michael Hanrahan, Architect

The Board voted its unanimous approval.

John Higgins moved and Chris D'Alleinne seconded a motion to name the Hunterdon County Democrat as the official weekly paper and the Star Ledger as the official daily publication. The Board concurred unanimously.

Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the 2015 Meeting Calendar (deleting Labor Day) and the Board concurred unanimously.

Sam Mardini moved and John Higgins seconded the motion to approve the 2015 Rules and Regulations as discussed. The Board concurred unanimously.

VOUCHERS

Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

MINUTES

John Higgins moved and Kevin Cimei seconded a motion to approve the November 3, 2014 minutes as written. The Board concurred unanimously.

Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the November 3, 2014 Executive Session Minutes. Members in favor: Cimei, D'Alleinne, Higgins, Mullay and Kleinhans. Abstain: Mardini.

RESOLUTIONS

BOURBON STREET LAND CO., LLC, Block 70, Lot 2

Resolution #2014-13, Application #2013-11

Amended Final Site Plan Approval to Allow Temporary Site Lighting in the Front Parking Lot

Jon Drill noted that Version 3 was under consideration, noting that the applicant's attorney had approved it. Sam Mardini moved and Suzanne Kleinhans seconded a motion to approve the resolution as written. Members in favor: Cimei, D'Alleinne, Mardini, Higgins and Kleinhans.

CLINTON AGRICULTURAL ASSOCIATES, LLC, Block 7, Lot 3

Resolution #2014-14, Application #2013-14

Modification of Condition #2 of Resolution #2013-29 to Extend the Time within Which to Obtain Signatures on the Site Plans

Mr. Drill stated that Version 3 was under consideration. Discussion ensued concerning the timing of submissions and extensions. Brian Mullay moved and John Higgins seconded a motion to approve the resolution as written. Members in favor: Higgins, D'Alleinne, Mardini, Mullay and Kleinhans.

CRC/LONGVIEW MANOR, Block 10, Lots 1 & 9.01

Resolution #2014-15, Application #2006-08

Three (3) Year Extension of Preliminary Subdivision Approval Protection Period From November 16, 2014 to November 16, 2017.

Jon Drill reported that Version 1 was under consideration, but noted that there were two corrections that he needed to add and read them into the record. John Higgins moved and Chris D'Alleinne seconded a motion to approve the resolution as corrected. Members in favor: Higgins, D'Alleinne, Mardini, Cimei, Mullay and Kleinhans.

CRC/LONGVIEW MANOR, Block 10, Lots 1 & 9.01

Resolution #2014-16, Application #2006-08

Dismissal of Applications for Amended Preliminary Subdivision Approval and For Final Subdivision Approval

Jon Drill commented that Version 1 was under consideration and read a correction into the record. Brian Mullay moved and Chris D'Alleinne seconded a motion to approve the resolution as corrected. Members in favor: Cimei, D'Alleinne, Mardini, Higgins, Mullay and Kleinhans.

CRC/HEADLEY FARM ESTATES, Block 46, Lots 33 & 33.01

Resolution #2014-17, Application #2010-01

Two (2) Year Extension of Final Subdivision Approval Protection Period as well as an Extension of Time within Which to Obtain Signatures on the Final Plan

Jon Drill stated that the first version was under consideration. Chris D'Alleinne offered a minor revision. John Higgins moved and Kevin Cimei seconded a motion to approve the resolution, as corrected. Members in favor: Cimei, D'Alleinne, Mardini, Higgins, and Kleinhans.

COMPLETENESS WAIVERS HEARING

T-MOBILE, Block 13.01, Lot 1

Application #2014-16

Frank Ferraro, Esq. introduced himself on behalf of the applicant. He noted that they were seeking a conditional use approval and site plan approval, explaining that they had sought to locate on the water tank site, but that it had not worked out. Cathy Marcelli's report was discussed and it was noted that she did not recommend that the Board grant a waiver for checklist item #2, but did not have any concerns with checklist items #18, #22, #23, #26, #27, #30 and #33.

Mr. Ferraro stated that they were asking for reduction in the application fee based on the fact that the applicant had sent in \$10,000 for the original submission, which was the fee for a permanent structure. Jon Drill pointed out that it was a temporary cell on wheels and that the applicant had paid \$10,000 previously. He indicated that the Board did not have the authority to reduce fee, but that the applicant may go to Council to request the reduction.

Mr. Ferraro asked that the Board interpret that the correct fee was \$5000. Jon Drill recited the history of the application to explain the rationale for the fee. The Board decided that the request was reasonable. It was determined that the Board was not granting #2, but that they would be granting an interpretation. John Higgins moved and Brian Mullay seconded a motion to grant the other waivers as requested, but to interpret that the correct fee was \$5000. Members in favor: Cimei, D'Alleinne, Mardini, Higgins, Mullay and Kleinhans.

PRESENTATION

Kevin Cimei introduced Joseph Burgis and discussed the Council's decision to have the Planning Board investigate the Fox Seals Municipal building as an area in need of redevelopment. Mr. Drill discussed the process that the township would be following.

Mr. Burgis introduced himself and noted that he was the Township's affordable housing planner and discussed his company's work. He discussed a Non-Condensation Area in Need of Redevelopment Study. He discussed the current NJ statute that governed redevelopment, which incorporated all "Blight" statutes in one statute. He noted that it would help to identify individual properties that exhibited conditions of deterioration and established a process that spelled out the roles of the governing body and the Planning Board. He discussed the separate designations for condemnation and non-condemnation. Mr. Drill pointed out that the Council had chosen the non-condemnation designation. Mr. Burgis commented that there was only one property involved. Mr. Higgins expressed the opinion that the process would establish more certainty in the end product. Mr. Burgis discussed the statutory criteria, noting that there were eight, but that the project didn't need to meet all of them. He described the property in question and exhibited PowerPoint slides of its deteriorated condition. He also noted that parking was available for the adjacent church.

Mr. Burgis stated that the old municipal building met Criteria A, C, D, E and H. He discussed the process, and noted that Planning Board would hold a public hearing and then make a recommendation to the governing body. Subsequently, the Council would hold a public hearing and then authorize a redevelopment plan. He noted that the front of the building was historic and discussed the affordable aspect of previous designs. Mr. Burgis suggested closing Washington Street and developing a park area for the community. He noted that the township would need to provide 195 units of affordable housing in COAH's third round. The procedural process was discussed and he stated that the Planning Board would conduct a preliminary investigation. Discussion ensued as to the timing of the meetings. Mr. Burgis commented that the public would want to know what was being done to the property.

Discussion ensued as to how the procedure would be followed. It was agreed that the project met criteria A, C, D, E and H and that it would provide affordable housing and a recreational element for the community. Mr. Drill noted that if Board was satisfied with the presentation, they could recommend to the Council the plan as designated on Slide 19. Sam Mardini moved and Chris D'Alleinne seconded a motion to direct Burgis & Associates to examine the area on Slide 19 of the PowerPoint presentation and prepare a report to indicate whether the area qualified as a redevelopment area under NJSA 40A:12A-5. Members in favor: Cimei, D'Alleinne, Mardini, Higgins, Mullay and Kleinhans.

ADJOURNMENT

Sam Mardini moved and Suzanne Kleinhans seconded a motion to adjourn. The meeting was adjourned at 9:17PM.

These minutes were approved March 2, 2015.

Rebecca E. D'Alleinne
Secretary to the Board