

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT PUBLIC MEETING

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JUNE 25, 2001

PRESENT: Joe Arancio; Ira Breines; Mark Ciarlariello; Antje Doyle (late); John Matsen; Virginia Monsul-Barnes; Frank Senske (late); Sharon Stevens; William Honachefsky, Jr.
Professionals: Melanie Reese, Engineer; Peter Fernandez, Landscape Architect; Jonathan E. Drill, Attorney; Alice E. Oldford, Secretary.

ABSENT:

CALL TO ORDER

Mr. Matsen called the meeting to order at 7:35 p.m.

PUBLIC NOTICE

This is a public meeting of the Zoning 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 on January 11, 2001, and the notice of and agenda for this meeting was posted on the bulletin boards in the vestibule of the Municipal Building and outside the Planning and Zoning Office on the 2nd Floor of the building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, the Star Ledger and the North County Branch of the Hunterdon County Library the Friday prior to the meeting.

MINUTES

The minutes from the meeting May 29, 2001, were approved.

RESOLUTION

ELIZABETHTOWN WATER COMPANY, Block 7, Lot 18

Resolution No. 2001-4 (print date 6/21)

Grant and denial of completeness checklist waivers and scheduling.

Motion was made by Joe Arancio and seconded by William Honachefsky.

Members in favor: Joe Arancio, Ira Breines, Mark Ciarlariello, Bill Honachefsky, Sharon Stevens.

Members opposed: None

Members absent: Antje Doyle, Frank Senske.

PUBLIC HEARINGS

1. **CLINTON HONDA**, Block 32, Lots 3 and 2 and now 1 (C-2)

Applicant initially sought a D2 use variance to permit the expansion of a non-conforming, pre-existing automobile dealership use from Lot 3 to Lot 2, on which currently exists a house, which is to be demolished, and a garage. In addition, applicant initially sought preliminary and final site plan approval to expand the automobile dealership. Applicant also initially sought a C variance to permit the pre-existing garage to remain in its current location, which garage has an existing front yard setback of 99.5' whereas 101' are required and an existing side yard setback of 1.9' whereas 75' are required. The hearing in this matter commenced on 02/26/2001.

Applicant amended the application during the second hearing session on 03/26/2001 to seek a bifurcated D2 variance only and to add Lot 1 to the application.

At the conclusion of the second hearing session, the Board directed counsel to prepare a proposed approval resolution and continued the matter to 04/23/2001 for a vote on the application and consideration of the proposed resolution.

Resolution was approved on 5/29/01.

Applicant now seeks preliminary and final site plan approval.

Having paid the requisite application and escrow fees and jurisdiction having been established, George Dilts, Esq., introduced himself on behalf of the applicant. He noted that Resolution No. 2001-03 for the use variance was granted.

Mr. Dilts said Board's subcommittee had reviewed the architectural proposals with applicant's architect, Carmine Cerminara. He also noted that since the inception of the application, Lot 1 has been added.

All professionals were sworn: Melanie Reese, Michael Bolan and Peter Fernandez for the Board; Jeff Osborne, David Chewey, Carmine Cerminara, and Peter Turek for the applicant.

Mr. Turek was called. He referenced the preliminary site plans last revised June 8, 2001. The plan consists of 4 sheets. Mr. Turek described the property, Block 32, Lots 1, 2 & 3. He testified that the applicant proposes an addition to the building as well as additional parking.

Mr. Turek explained the existing and proposed circulation plan. Turek noted that there would be additional parking and vehicle inventory storage areas. Upon completion there would be 81 total parking spaces, which Turek contends is in excess of the ordinance requirement. There would be a total of 160 spaces for inventory.

Regarding impervious coverage, the proposal would meet the 40% maximum coverage allowed by ordinance. As to FAR, the ratio of the proposed would be 9% whereas 15% is the maximum. Mr. Turek said there is an existing detention basin on site. Further, there is a large drywell area. The septic disposal system meets ordinance requirements.

Mr. Turek described the existing lighting. The proposed lighting includes removal of some lights and some additional lighting. Applicant seeks a waiver on the lighting plan for one of the fixtures. Gary Garofalo, on behalf of the Board, recommended granting the waiver provided there is appropriately placed landscaping. Applicant agreed to comply with the letter of Gary Garofalo dated June 21, 2001.

Mr. Turek referenced the RCBA report of 6/20/01. He agreed that applicant would comply with this report. In addition, he noted Fire Dept. report was agreeable.

Asked about the proposal not to use curbing, Mr. Turek explained the purpose was to allow water sheeting and access by the fire department. Mr. Ciarlariello noted that the fire department would be satisfied with removable fencing, chains or removal bollards or something comparable. The Board concurred that this could be addressed with the Board engineer. Further, Mr. Ciarlariello noted that "no parking" signage should be added to keep the fire lanes clear. Applicant concurred. Mr. Turek testified that the lighting is directed downward via shoebox lights. Applicant will provide the information requested by the Board's lighting expert.

Questioned about the necessity for 20' poles, applicant revealed that there already exist 20' poles and the new poles are in compliance with the ordinance. Mr. Turek responded to questions about the detention basin.

Mr. Matsen requested clarification of the right of way dedication. Mr. Turek noted that a right of way had previously been granted. According to Ms. Reese, additional right of way could be required, i.e., 40' to comply with the circulation plan element.

Ms. Reese posed questions related to site circulation. Mr. Turek said there would be calculations adequate to allow access for emergency vehicles. Mr. Turek explained the symbols related to parking designation. Ms. Reese underscored the need for directional signage.

Applicant introduced Carmine Cerminara, architect. Exhibits were marked A-1, A-2 and A-3. Mr. Cerminara described the exhibits as A-1 (previous rendering); A-2 (new rendering); A-3 (sampling of the brick). Paint chip samples were marked A-4 and A-5. Mr. Cerminara said the garage doors are now glass rather than solid, and the colors have been softened to gray rather than stark white.

The Board noted that they believed the building was still very stark in appearance. Applicant said the building would not be noticeable from the street because of increased landscaping.

David Chewey, C.L.A., introduced himself, and the Board accepted his credentials. Mr. Chewey said he used landscaping to offer a soft effect, including large caliper trees. In addition, landscaping would be planted to shield the lights. Chewey said shade trees would be approximately 20' at installation. He noted he was planning a four-season effect. He guesstimated that the building would be approximately 50% shielded from view. Ornamental grasses would also be used, together with black-eyed susans and hollies. Mr. Chewey described the elevations.

Asked about supplementing the landscaping proposal, Mr. Chewey said evergreens could be added. Applicant proposes to comply with the terms of the landscaping ordinance. Mr. Fernandez noted that applicant would need to adjust its calculations.

The Board concurred that it is disappointed with the architectural design. The Board believes the building looks stark, including the corporate logo. The Board's contention is that Honda offered little by way of compromise. Earth tones are desirable. The corporate image, i.e. "tooth", was found to be offensive. The appearance was described as institutional.

This matter is continued to 7/30.

2. WETTELAND, Block 33, Lot 2

Applicant seeks approval to construct a single-family dwelling.

Subsequent to the hearing on 4/23, applicant reconsidered the proposed access to the lot. Applicant now proposes access through adjoining Lot 4 of Block 40 with a common driveway easement shared by the two lots.

Applicant has submitted revised plans dated May 22, 2001.

Robert Alexander, Esq., introduced himself on behalf of the applicant. He noted that applicant seeks permission for one single-family home. Relief is requested from the requirement for 150' frontage on the road. Mr. Alexander disclosed that Wetteland is the

owner of the subject property as well as the property in High Bridge. Applicant seeks to access the subject property through the High Bridge property. Additional variance is required for the lot to abut a street giving access.

Ms. Reese made some revisions to the RCBA letter of 6/20. She said the stem referred to as 60' is actually 34.2'. The percentage is 6% rather than 15% as set forth in the report.

Alan Thomson described the problems with gaining access via the 34.2' strip at Herman Thau Road. He suggested the access via High Bridge is proposed with safety in mind, including access for emergency vehicles. Mr. Alexander emphasized that an application for a driveway permit would have to be approved at the appropriate time prior to construction of a home.

Regarding the master plan road, Mr. Thomson drew the master plan road to show the proposed connection on the revised plan of 5/22/01, which was then marked A-2. He referenced the Clinton Heights subdivision and Craig Road. Ms. Reese noted that the septic is currently on a separate lot. Mr. Thomson conceded that the septic and home should be on the same side of the master plan road.

Applicant will re-submit plans with the house and percolations on the same side of the road. Fire Department reviews by Clinton Township and High Bridge need to be provided. Ms. Reese noted that the road through High Bridge needs to be reviewed by High Bridge. Mr. Ciarlariello pointed out that the proposed road width is inadequate for emergency vehicles.

This matter is continued to 9/24, with no further notice required. Extension for the Board to act is granted through 10/22.

OLD BUSINESS

Mr. Matsen recommended that the vouchers be approved for payment, and the Board concurred.

NEW BUSINESS

1. The regular July 23 meeting is canceled and rescheduled for July 30. There is no quorum available for August meeting. Therefore, the meeting will be canceled.
2. Members of the public asked about notification for the Wetteland matter. Mr. Drill explained that the application is continued to a date certain so that no further notification is required. Members of the public must check with the office for changes in the submissions. Mr. Drill counseled attorney for the applicant to consider noticing since the plans have changed.

ADJOURNMENT

The meeting was adjourned at 10:45 p.m.

These minutes were approved July 30, 2001.

Alice E. Oldford
Secretary to the Board