

MINUTES

**CLINTON TOWNSHIP  
BOARD OF ADJUSTMENT  
SPECIAL MEETING**

<http://clintontownshipnj.com>

**December 22, 2003  
7:00 p.m.**

MUNICIPAL CENTER  
1370 Route 31N  
Annandale, N. J.

PRESENT: Joe Arancio, Bill Honachefsky, Ira Breines, John Matsen, Dan Fennell, Ed Bertele, Sharon Stevens and Tom McCaffrey (7:25).

PROFESSIONALS: Jon Drill, Attorney, Melanie Reese, Engineer, Joe Fischer, Geologist, Mike Bolan, Planner, Andrew Hamilton, Landscape Architect, Jeff Keller, Environmental.

ABSENT: None

CALL TO ORDER:

Chairman Matsen called the meeting to order at 7:02PM.

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 December 11, 2003, 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 2<sup>nd</sup> 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

Bill Honachefsky moved and John Matsen seconded a motion to approve the minutes of 11/24/03. The Board concurred unanimously.

## COMPLETENESS WAIVERS HEARING

### **WILLIAM & BONITA HONACHEFSKY, Block 68, Lots 4 & 4.01**

Application #2003-16, Filed 11/5/03

Bill Honachefsky, Jr. recused himself. Chairman Matsen discussed the second completeness review from Maser Consulting. Melanie Reese listed which items were still in consideration, noting that they could be waived because reports can be prepared without those items. Ed Bertele moved and John Matsen seconded a motion to grant the completeness waivers as recommended. Members in favor: Matsen, Arancio, Breines, Stevens, Bertele, and Fennell. The application was scheduled for 1/26/04 for a Public Hearing with no need for further notice.

Chairman Matsen called a recess at 7:10PM. At 7:12PM, Chairman Matsen called the Board back to order.

## PUBLIC HEARINGS

### **WELLNESS CENTER, Block 70, Lots 11 & 13**

Application #2003-09, Filed 5/30/03, Extended through 12/31/03

Guliet Hirsch, Esq. introduced herself on behalf of the applicant. Steve Bartlett discussed the colors chosen by the subcommittee and displayed Exhibits A-17, (a color rendering of the building), A-18 (a stone sample), A-19 (a siding sample A& B), A-20 (roofing sample), A-21 (relocation of existing easement), A-2 (Overall Site Plan). Steve Bartlett discussed the color scheme of the stone and siding. He showed an example of the roof color, which was pewter grey. Chairman Matsen expressed approval of the color scheme. Joe Arancio asked about articulation. Steve Bartlett showed the setbacks on the left side of the building. Joe Arancio noted that the building on the right is at a 35 degree angle, which will not look as long as it appears on the drawings, and commented that the amount of articulation compensates for the expanse of the building. Ed Bertele asked about breaking up the façade. Steve Bartlett discussed the ordinance and all façade changes in the front elevation from left to right. He noted that their intent was to make the facility look like a barn. He indicated that the building needs to have only one entry, not at 50-foot intervals as specified in the Design Standards ordinance, because this particular use requires one main entrance to maintain control of ingress. Mr. Bartlett discussed the building in terms of agricultural buildings, and noted that the design was appropriate for the rural image that the ordinance favors. He commented that there are large buildings in rural areas.

Mike Bolan reported that the property was in the highway district, but that the application was a campus development. He noted that the highway standard would not apply. Discussion ensued concerning parking, and the campus environment. Chairman Matsen discussed the highway district and the desire to attack the strip mall look by creating vertical elements. He expressed the opinion that the design complies with intent of campus district design. The roof line was discussed. A straw poll was taken. Three

voting members don't like the roof line. Jon Drill noted that all that is necessary is a vote of four members to approve. Joe Arancio expressed the opinion that there are enough differences from an overall perspective. John Matsen commented that the ordinance is not a straight jacket. Jon Drill noted that the applicant would need an exception from the 40 foot interval standard and indicated that the campus style building had different standards than the highway district.

Guliet Hirsch listed and discussed all of the exceptions that the applicant was requesting. Exceptions #1-3 are architectural exceptions: the roof slope, an entry every 50 feet, and a vertical break of the building façade every 40 feet. Bob Clerico discussed the access easement from the river. He indicated that Hunterdon County had asked that the land to be dedicated to either the county or township. He pointed out the location on sheet A-21. Exception #4 concerns the distance of building from the road. Exception #5, loading in front of building. The design locates it behind a wall. Exception #6 is for parking circulation located in front of the building. Ms. Hirsch noted that the parking won't be seen. Exception #7 is for a cast concrete walkway, because it will be easier for a health facility to maintain it. Joe Arancio suggested tinting and stamping of the concrete, but that it not be tinted white. Exception # 8 refers to the grading and drainage standard, as there will be some fill in the back corner. Melanie Reese expressed the desire to keep cuts and fills to a minimum. Exception # 9 concerned infiltration structures. Discussion ensued concerning limestone and an agreement among the professionals concerning recharge. Jeff Keller discussed water quality as a condition of granting #9. Exception #10 concerned the slope of detention basin. Bob Clerico discussed the detention basin 3:1 ratio. Melanie Reese & Mike Bolan agreed with 3:1 ratio. It was decided that it was preferable to stay out of the limestone area. Geotechnical issues and compaction tests were discussed.

Exception #11, concerns a stream corridor easement in order to create a walking path through the corridor. Mr. Clerico commented that there would be some fill in part of the stream corridor easement. There was discussion concerning drainage areas on the site. Melanie Reese recommended that the applicant should avoid building a retaining wall. She expressed approval of the basin design. Mr. Clerico reported that the DEP wetlands permit has been issued. Exception #12 refers to a steep slope disturbance covering 4% of site where there is a 25% slope. Jon Drill pointed out that the soil disturbance ordinance was passed after D variance had been granted. The last three exceptions concern landscaping standards. Chairman Matsen called a recess 8:44PM.

At 8:54PM, Chairman Matsen called the meeting to order. The Geoscience letter of November 18, 2003 and the PMK letter of November 7, 2003 were discussed, which concerned construction issues. For clarification, all letters are to be kept and referenced on the plans. The applicant agreed that it should be a condition of approval. Due to illness, Joe Fischer left the meeting.

Exception #13a refers to a buffering standard that covers where two nonresidential uses adjoin. The buffer behind Hess station was discussed. It was noted that changes from the Board's landscape architect had been incorporated into the plans. Tom McCaffrey asked about buffering at the Benbrook building. Andrew Hamilton commented that there should be some buffering to block the view of the parking lot. The county owns the 60 foot easement access. The view from Route 31 was discussed. Bob Clerico discussed putting the landscaping in the island. It was noted that an exception

would be needed if the Board was making the island in a landscape buffer a condition of approval. It was decided to make the island layout subject to the approval of the landscape architect.

Exception #13b refers to buffering on the northern boundary of the property. Mr. Clerico indicated that they had decided to ask for a variance for parking rather than buffering. He indicated that they would have to delete 4 or 5 parking spaces in order to create more buffering. Joe Arancio expressed concern about the truck turning radius. He thought the amount of buffering to parking was a good balance. Ira Breines, Dan Fennell and Bill Honachefsky agreed. Chairman Matsen noted that the adjoining residential use would probably be changed and that the buffering was sufficient. Sharon Stevens agreed. Tom McCaffrey indicated that he would rather have a row of parking spots taken out to create a larger buffer. Ed Bertele agreed with Joe Arancio. Melanie Reese commented that there could be an issue with turning radius if the parking were to be removed.

Exception #14 refers to tree replacement and Bob Clerico discussed the location of existing trees. He indicated that of the 26 trees that they will be removing, 16 are native trees. Andrew Hamilton, the Board's landscape architect was sworn in. It was noted that buffer trees don't count as replacement trees. The applicant is proposing that 91 trees be planted, or 203 caliper inches. Jon Drill discussed planting on township property. There are 319 caliper inches of native trees to be removed. Jon Drill noted that the applicant can't put all of the trees on the site where they can be appreciated. Discussion ensued as to where to place the trees. Andrew Hamilton discussed locations on the site that could be vegetated. Native trees should be included in the count. Mr. Drill noted that the Planning Board has had trees planted by applicants in Bundt Park. It was noted that the plans are 241 caliper inches short. 638 is the replacement number. The Board did not agree to grant the exception. The plan is to be reviewed by the Board's landscape architect.

Mike Bolan noted that a C variance for sign setback would be needed because it does not conform to the 31 foot setback from the road. The applicant agreed to move the sign to comply.

Melanie Reese discussed her letter and indicated that the applicant will comply with recommendations. Stormwater management issues, and infiltration were discussed and both the Board's and the applicant's professionals agreed on a plan which conforms to DEP standards. The applicant indicated that the recommendations from Habitat by Design will be incorporated into the plans and essentially agreed with all environmental requests. The Board discussed the Maser report in detail. Jeff Keller discussed the flow of stormwater. Mr. Clerico recommended that Mr. Keller meet with Melanie Reese to see if any revisions to her recommendations should be made. Melanie Reese indicated that the applicant had agreed to comply with the conditions in her report. Mr. Keller referred to the pollution load of large areas, noting that the parking lot runoff is polluted. Jeff Keller will make recommendations after reading the Maser report. It was determined that the Board wants to have the environmental suggestions implemented, if possible. Jeff Keller discussed seeding.

Guliet Hirsch discussed time limits. The applicant has one year from the resolution to obtain signatures on the preliminary plans, 18 months from signed preliminary site plan approval to construction permit, 24 months from construction permit to the final site plan approval and 6 months from final site plan approval to

certificate of occupancy. Jon Drill noted that the length of time would total four years. Joe Arancio discussed the prospect of periodic approvals to see if the applicant is within the parameter of the agreement. Guliet Hirsch indicated that there would be one more review after CO. Based on the length of time needed for the governmental approval process, Joe Arancio suggested that the Board wait one year, and then get new plans from the applicant to review.

A plan for splitting up the vote was discussed. As there were no public questions, Chairman Matsen closed the public hearing. It was decided to separate the application into several votes to address some of the individual exceptions and the site plan approval as a whole.

Joe Arancio moved and Sharon Stevens seconded a motion to approve Exception #3. Members in favor: Matsen, Arancio, Breines and Stevens. Members opposed: McCaffrey, Honachefsky and Bertele. The motion passed 4-3.

Tom McCaffrey moved and Edward Bertele seconded a motion to deny Exception #14. Members in favor: Matsen, Arancio, Breines, McCaffrey, Honachefsky, Stevens, and Bertele.

Ira Breines moved and Edward Bertele seconded a motion to approve all other exceptions that the applicant had requested. Members in favor: Matsen, Arancio, Breines, McCaffrey, Stevens and Bertele. Members opposed: Honachefsky.

Joe Arancio moved and Sharon Stevens seconded a motion to approve the preliminary site plan. Members in favor: Matsen, Arancio, Breines, McCaffrey, Stevens, and Bertele. Members opposed: Honachefsky.

#### OLD BUSINESS

Joe Arancio discussed the Kimber letter concerning the Lighting Design Collaborative.

Ira Breines moved and Joe Arancio seconded a motion to approve the vouchers. The Board concurred unanimously.

#### ADJOURNMENT

Joe Arancio moved and Bill Honachefsky seconded a motion to adjourn the meeting. The motion passed unanimously and the Board adjourned at 11:00PM.

These minutes were approved on February 23, 2004.

Rebecca E. D'Alleinne, Administrator