

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

ANNUAL ORGANIZATION MEETING

JANUARY 7, 2002

PRESENT: James Imbriaco; Pat Papa; Tom Borkowski, Mayor; Dan Fennell; Gerald Teeney; Chris D'Allevine Sue Dziamara; Antje Doyle, Councilwoman; William Barr; Michael Bolan, Planner, Melanie H. Reese, Engineer, Jonathan Drill, Attorney; Alice Oldford, Secretary.

ABSENT: Marc Melloy

CALL TO ORDER

Ms. Oldford called the meeting to order at 7:45 p.m.

PUBLIC NOTICE

Ms. Oldford said the requirements of the Open Public Meetings Act had been met.

APPOINTMENTS

Ms. Oldford announced the following appointments:

Re-appointed for a 4-year tem: Gerry Teeney (Class 4) exp. 12/31/2005

Appointed for a 1-year term: Marc Melloy (Class 2) exp. 12/31/2002

Appointed for a 1- year term: Antje Doyle (Class 3) exp. 12/31/2002

NOMINATIONS AND ELECTIONS

Ms. Oldford accepted nominations for the position of chairman.

Nomination of Jim Imbriaco as Chairman was made by Sue Dziamara and seconded by Pat Papa. Members were unanimous in favor.

Ms. Oldford handed the gavel to the Chairman.

Mr. Imbriaco accepted nominations for the position of Vice Chairman.

Nomination of Pat Papa as Vice Chair was made by Chris D'Alleinne and seconded by Sue Dziamara. Members were unanimous in favor. One unanimous vote for Ms. Papa as Vice Chair was cast.

Motion was made by Sue Dziamara and seconded by Chris D'Alleinne for the following appointments:

Alice Oldford, Secretary

Daniel S. Bernstein, Esq., and Jonathan E. Drill, Esq., attorneys

Jay B. Bohn, conflict counsel

Robert C. Bogart and Melanie H. Reese, Engineering Experts

Michael P. Bolan, Frank Banisch, and David Banisch, Planners

Joseph Fischer, Geology Expert

Kenneth Mackiewicz, Traffic Engineering Expert

Alexander Litwornia and Arnold Garonzik, Conflict Traffic Engineering Experts

John Sarkioglu and Gary Garofalo, Lighting Experts

Peter Fernandez of Carter Van Dyke Associates, Landscape Architect

Charles A. Hecht & Associates, Wireless Communications Expert

Joanne Sekella, Certified Shorthand Reporter

The Board voted its approval for all the nominations.

Ms. Papa moved and Ms. Dziamara seconded a motion that the official newspapers of the Board be the Hunterdon County Democrat with the Hunterdon Review as alternate weekly newspapers; and The Express Times with the Star Ledger as alternate daily newspapers. The Board approved unanimously.

Motion was made by Chris D'Alleinne and seconded by Pat Papa that the calendar as prepared by the Board secretary be adopted. The Board approved unanimously.

Pat Papa moved and Sue Dziamara seconded a motion that the rules of procedure as presented be adopted. The Board approved unanimously.

MINUTES

Minutes of the meeting of December 11 were approved.

RESOLUTIONS

1. **ORLEANS HOMEBUILDERS**, Resolution No. 2001-42

Block 68, Lot 9

Extension of the time within which to revise the subdivision plans and obtain signatures on the plans.

Motion was made by Pat Papa and seconded by Sue Dziamara.

Members in favor: Ms. Papa, Ms. Dziamara, Mr. D'Alleinne, Mr. Teeney, Mr. Fennell, Mr. Borkowski

2. **PALOMAR ASSOCIATES**, Resolution No. 2001-43

Block 4.03, Lot 36.01

Completeness checklist waivers and completeness determination

Motion was made by Pat Papa and seconded by Sue Dziamara

Members eligible to vote: Ms. Papa, Ms. Dziamara, Mr. D'Alleinne, Mr. Teeney, Mr. Fennell, Mr. Borkowski

2. **GENESIS BUILDING**, Resolution No. 2001-44

Block 4.03, Lot 36.01

Denial of completeness waivers and incompleteness determination

Motion was made by Sue Dziamara and seconded by Pat Papa

Members in favor: Ms. Papa, Ms. Dziamara, Mr. D'Alleinne, Mr. Teeney, Mr. Fennell, Mr. Borkowski, Mr. Kacedon

3. **PAUL FROSCHHAUSER**, Resolution No. 2001-45

Block 3.03, Lots 3 and 4

Preliminary site plan approval with site plan exceptions and "c" variances.

Donald W. Morrow, Esq., appeared on behalf of the applicant to object to some of the terms. He noted that the applicant found the changes

concerning the display conditions to be overly restrictive. Mr. Drill clarified that there are 3 issues: summer display is too restrictive; no display allowed during the winter; color coordination of the display items.

Mr. Morrow suggested 25 display items in total of a nature to be described by the Board. Weight restriction provides that the items be movable by no more than 2 people. Winter items could include 2 pair skis with 2 pair poles.

There was discussion as to color coordination of the display items. The Board concurred that this item be removed.

Motion to approve as amended was made by Pat Papa and seconded by Sue Dziamara.

Members in favor: Ms. Papa, Ms. Dziamara, Mr. D'Alleinne, Mr. Teeney, Mr. Fennell, Mr. Borkowski, Mr. Kacedon.

WAIVERS

GENESIS, Block 46, Lot 34

Robert Templin, P.E. appeared to answer questions.

The waivers were granted, and the application was determined to be complete.

Plans will be revised to respond to comments.

Mr. Templin represented that the plans would be ready in approximately 2 weeks. Applicant consents to an extension of time for the Board to act should the plans not be submitted in 2 weeks.

PUBLIC HEARING

A T & T WIRELESS, Case No. 2001-18

Filed: 10/18/01

Complete: 12/11/01

Applicant proposes placement of telecommunications antennae on an existing tower and placement of a 20' x 12' equipment shelter at the base of the tower.

Having paid the requisite application and escrow fees and jurisdiction having been established, Judith Babinski, Esq., introduced herself on behalf of the applicant. She explained that applicant proposes co-location on an existing tower.

Application is incomplete based on the failure of submission of checklist item #36 requiring a report from a qualified experts that the facility would be in compliance with the latest structural and wind loading requirements. In fact, the Board received correspondence that the tower was not in compliance.

Mr. Drill explained that the Board could consider the application and deny.

Ms. Babinski contended that American Tower has promised to replace the pole. She requested that the case be heard conditionally. The Chairman noted that this is inconsistent with Clinton Township policies and procedures.

Mr. Drill clarified that the application remains incomplete. Application must be made for a new tower.

CLOSED SESSION

Resolution was introduced at 8:55 p.m. to go into closed session to discuss personnel matters.

Motion was made and seconded to return to open session. The Board returned to open session at 9:25 p.m.

Proposed rates for 2002:

Carter Van Dyke Assoc.	\$125	Charles Hecht	\$125
Banisch Assoc.	\$125	Dennis Bertland	\$ 75
RCBA	\$127	Lighting Design	\$125
Geoscience	\$125	RBA Group	\$130
TRC Raymond Keyes	\$125	Jay Bohn	\$125
Litwornia Assoc.	\$125	Dan Bernstein	\$140
		Jon Drill	\$140

Motion was made by Jim Imbriaco and seconded by Pat Papa to adopt the proposed rates for professionals

Members in favor: James Imbriaco; Pat Papa; Dan Fennell; Gerald Teeney; Chris D'Alleinne Sue Dziamara; Antje Doyle, Councilwoman; William Barr

Members opposed: Mayor Borkowski.

OLD BUSINESS

NEW BUSINESS

1. JMK Auto Sales requests extension of the time within which to revise the preliminary site plans and obtain signatures on the plans.

Michael Osterman, Esq., appeared on behalf of the applicant. He explained that the approval provided for submission of revised plans within 6 months. He noted that the plans have been submitted and are under review and revision.

Mr. Osterman explained that the delay in the submission related to the car wash equipment. The originally proposed equipment would not fit within the building, so applicant was forced to seek a new manufacturer.

Motion was made by Gerry Teeney and seconded by Pat Papa to grant the extension.

Members in favor: James Imbriaco; Pat Papa; Dan Fennell; Gerald Teeney; Chris D'Alleinne Sue Dziamara; Mayor Borkowski; Antje Doyle, Councilwoman; William Barr

2. Cokesbury Meadows requests extension of the time within which to revise the preliminary subdivision plats and obtain signatures on the plats.

Applicant William Dotterwich appeared. He explained that the plans have been submitted and are in review and revision. He requested a one-month extension. Motion was made and seconded to grant an extension of time to March 4, 2002.

Members in favor: James Imbriaco; Pat Papa; Dan Fennell; Gerald Teeney; Chris D'Alleinne Sue Dziamara; Mayor Borkowski; Antje Doyle, Councilwoman; William Barr

3. Mr. Teeney recommended that the vouchers be approved for payment. The Board concurred.

4. Report from Open space – Mr. Barr said the Committee is working on a web site to better inform the citizenry. Secretary Oldford will request permission to post "The Benefits of Open Space" article by Leonard W. Hamilton, Ph.D.
5. Report from Council -- Councilwoman Doyle noted that the Council had reorganized.
6. Bike path committee -- Mr. Barr announced that the Township has received a \$350,000 grant. Thanks were extended for Planning Board support.
7. Report from Environmental Commission -- Ms. Dziamara informed the Board that the final NRI has been submitted. The Commission will review the report and then request a hearing with the Planning Board.

COMMUNICATIONS

1. Green Acres grant correspondence was referred to Council.
2. Injunction was issued against Pulte covering demolition of the Mellos ruins. Further, Pulte is barred from disturbing the archaeological elements.
3. Dan Bernstein has filed an answer and counterclaim on Commerce Bank.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

The minutes were approved January 22, 2002.

Alice Oldford

Secretary to the Board

