

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

January 8, 2002

*PRESENT:* Jim Imbriaco, Pat Papa, Chris D'Alleinne, Gerald Teeney, Sue Dziamara, Dan Fennell, Bill Barr

Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jonathan Drill, Attorney; Alice Oldford, Secretary.

*ABSENT:* Tom Borkowski, Marc Melloy, Antje Doyle

*CALL TO ORDER*

Chairman Imbriaco called the meeting to order at 7:35 p.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 January, 2002, 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

*RESOLUTION*

Motion was made and seconded with all Board members in concurrence to appoint Jay Bohn, Esq., as conflict counsel at a rate of \$125/hour.

*ORDINANCES*

The Environmental Commission initiated the **Stream Corridor Preservation Ordinance**. They are very happy with the support the Planning Board has offered.

Mr. Bolan addressed the changes made in bold and strikeout format. The changes are summarized:

First, definition.

Second, allowed activities. Walking and bridle trails would be allowed. Agricultural uses were clarified. Right to Farm (Section 2C6) ordinance should be reviewed with Township attorney for consistency.

Sanitary or storm sewers were clarified.

Section E was deleted.

Restoration submissions were explained.

Motion to refer the ordinance to Council for adoption was made by Sue Dziamara and seconded by Chris D'Alleinne

Members in favor: Jim Imbriaco, Pat Papa, Chris D'Alleinne, Gerald Teeney, Sue Dziamara, Dan Fennell, Bill Barr

### **Design Guidelines Ordinance**

Mr. Bolan said the final Board review had been particularly valuable. He noted that the third draft represented substantial improvements. Mr. Bolan reviewed the changes.

It was noted that RSIS do not apply.

The scenic roadways study has been considered, and the resulting map will be incorporated in the master plan.

Specific materials have been added.

Mr. Bolan distributed a last minute change to the sections relating to grading and retaining walls.

Preferred alternatives for drainage, including infiltration and underground, are promoted.

Changes in the architectural standards regarding slope were made. Reference is made to showing a color perspective or computer generated illustration. Standards related to reflective glass were included. Issue was raised as to the use of tinted glass. The Board concurred that applicants should conform to the lighting ordinance.

Finally, the current zoning map is referenced. Setback revisions were included.

Fencing recommendations were discussed.

The Board expressed concern related to light emanating from the inside of a building. The Harley Davidson dealership was cited.

There was discussion as to having applicants submit a sign plan. Concern was raised regarding businesses adding signs with sign permits issued subsequent to approval of the site plan.

Motion to approve and refer the ordinance to the Council was made by Pat Papa and seconded by Sue Dziamara.

Members in favor: Jim Imbriaco, Pat Papa, Chris D'Alleinne, Gerald Teeney, Sue Dziamara, Dan Fennell, Bill Barr

#### NEW BUSINESS

1. The Board has decided to give consideration to Jeffrey Keller, Environmentalist. Mike Bolan has worked with him and suggests that the Board interview him. The Board asked about his focus/specialty. Mr. Teeney observed the expert should be able to provide a viable defense to the NRI. Board secretary will invite him to come of the next meeting to interview during a closed session.
2. Ms. Oldford pointed out that we are nearly out of copies of the master plan. Further, the revisions are separate documents. Mr. Bolan will give the Board an estimate the codify the documents.
3. Mr. Teeney recommended approval to pay the vouchers, and the Board concurred.

#### *ADJOURNMENT*

The meeting was adjourned at 9:20 p.m.

These minutes were approved January 22, 2002.

Alice Oldford

Secretary to the Board

