

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: January 22, 2008

*PRESENT:* Chris D'Alleinne, John Higgins, Michael Brady, Bill Honachefsky, Sr., Jim Imbriaco, Nick Corcodilos, Phil Iannitto, John Sladicka, and Phil Sumner.

*PROFESSIONALS:* Jon Drill, Attorney, Cathleen Marcelli, Engineer, Michael Sullivan, Planner, and Rebecca D'Alleinne, Administrator.

*ABSENT:* Charles Howard.

*CALL TO ORDER*

Chairman D'Alleinne called the meeting to order at 7:32P.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 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 1st 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*

Jim Imbriaco moved and Phil Iannitto seconded a motion to approve the minutes of December 3, 2007, as written. The Board concurred unanimously.

*RESOLUTION*

**PATTEN/FAIRWIN FARMS, Block 87, Lot 6**

Resolution 2007-22, Application #2007-12

Glen Geiger, Esq. introduced himself on behalf of the applicant. He noted that changes had been made to the resolution and distributed that day. Jim Imbriaco moved and Phil Iannitto seconded a motion to approve the resolution as amended. Members in favor: D'Alleinne, Iannitto, Brady, Imbriaco and Corcodilos.

*CONCEPT HEARING*

**BERKSHIRE DEVELOPMENT, Block 13.01, Lots 7, 8 & 8.02**

Lloyd Tubman, Esq. introduced herself on behalf of the applicant. She noted that the applicant had appeared previously before the Board and had subsequently made changes in the design. Carl Manger introduced himself and displayed the layout of the site plan. He discussed the other jurisdictional agencies that would be involved. NJDEP would be contacted for an LOI on the stream, and NJDOT would be contacted concerning a reverse jughandle. He noted that there had been concern at the prior meeting about entering the site from the eastbound lanes. Mr. Manger commented on the traffic flow. He pointed out the proposed location of the YMCA, the treatment facility and the septic field. He commented that the Board had asked for a more pedestrian-friendly site and identified the changes that had been made in the design. He stated that the buildings would total 225,000sq ft. and that the impervious cover was right at the ordinance requirement.

Nick Corcodilos discussed whether relief was needed due to the previously disturbed steep slopes. Mr. Manger noted that two of the buildings were over the permitted square footage, but that no single tenant would exceed the 32,670 square footage maximum. Discussion ensued concerning whether the Board would allow a nonprofit as a second principal use. Mr. Corcodilos noted that the direction was in the ordinance and that the application still did not conform to the ordinance, and stated that he couldn't support the concept as it was presented. Bill Honachefsky commented that the plan should conform. Lloyd Tubman indicated that the applicant had met with the DEP and when they had learned that the township was preparing a wastewater management plan, had approached the township to amend the WWP in order to be included. Nick Corcodilos read sections from the Berkshire website. Jon Drill read the ordinance sections that were in question. Lloyd Tubman discussed a second principal nonprofit use on the property. Bill Honachefsky spoke about impervious coverage and the well head protection area. Phil Iannitto commented that the applicant's solution to access was better than the prior concept plan. Michael Brady indicated that traffic was a big issue in that area. Nick Corcodilos discussed the proposed DOT park and ride lot and traffic congestion on Route 22. Jim Imbriaco commented that the zoning amendment which limited the size of the buildings in the zone had been created because of the effect of the traffic near Exxon. He stated that he would prefer a conforming application, that the MLUL allows for variances, and that the applicant must meet their burden. He expressed the opinion that it looked like a strip mall. He asked for more creativity, saying that he would like to see a town center.

Ms. Tubman asked about the YMCA on the lot and whether the Board would support the second use. The building could be used for retail or another nonprofit in the future. John Higgins commented that the building bulk was an issue, and that he would need to understand the ramifications of the wastewater management plan. He expressed concern about westbound traffic. Chairman D'Alleinne commented that individual members had expressed the desire that the application should be conforming, and noted that the primary issue was whether the development would be good for the township and the developer. Ms. Tubman indicated that she had deliberately put the zoning issues up

front for discussion. She noted that the applicant may need to go to the BOA due to the need for a use variance.

Michael Sullivan expressed the opinion that it was premature for him to comment on building size and the two uses. Jim Imbriaco asked whether, from a planning perspective, there was a problem having the YMCA on the property. Mr. Sullivan stated that a way could be found to address the issue. He did note that the YMCA was not integrated on the site and Ms. Tubman stated that it had been deliberately separated. Bill Honachefsky commented on noise levels. Michael Sullivan remarked that the limitation of the floor area in the C-2 zone had just recently been changed. Cathy Marcelli commented about the steep slopes and the rationale for the placement of the Y on the site. Ms. Tubman indicated that the applicant had a clear sense of the Board's preferences. Phil Iannitto commented that the concept was progressive, but the design didn't match it.

#### *REPORTS & ASSIGNMENTS*

1. Report from Council: Nick Corcodilos reported that the last meeting had been the reorganization meeting.
2. Report from Open Space: John Sladicka reported that Hackett's Preserve project was moving along well.
3. Report from Environmental Commission: Bill Honachefsky discussed receiving the engineering plans.

#### *NEW BUSINESS*

1. Bill Honachefsky asked about air pollution and whether it should be considered in a large site plan. Jon Drill discussed the ordinance requirements and an environmental generalist. Chris D'Alleinne discussed the level of the review and the NRI. Jim Imbriaco discussed the existing ordinance and discussed environmental carrying capacity.
2. Chairman D'Alleinne reported that the February 12, 2008 meeting would consist of a mini-legal seminar.
3. Chairman D'Alleinne discussed Dan Bernstein as counsel for special projects. He noted that the Board had not listed what the projects would be. He suggested that the position be rescinded. Nick Corcodilos moved and Bill Honachefsky seconded a motion to rescind the special projects designation. The Board concurred unanimously.

#### *ADJOURNMENT*

Jim Imbriaco moved and Bill Honachefsky seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:58PM.

These minutes were approved on March 3, 2008.

Rebecca E. D'Alleinne  
Administrator