

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

January 22, 2002

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell (late), Marc Melloy, Tom Borkowski, Antje Doyle, Bill Barr

Professionals: Alice Oldford, Secretary.

ABSENT: Chris D'Alleinne

CALL TO ORDER

The Chairman called the meeting to order at 7:00 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, 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

CLOSED SESSION

A resolution was introduced authorizing a closed session of the Board. Motion was made by Marc Melloy and seconded by Pat Papa to go to closed session.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Antje Doyle, Bill Barr

The Board went into closed session at 7 p.m.

Motion was made by Marc Melloy and seconded by Sue Dziamara to return to open session.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Antje Doyle, Bill Barr

RETURN TO OPEN SESSION

The Board returned to open session at 8:15 p.m.

Motion was made by Marc Melloy and seconded by Pat Papa to appoint Jeffrey Keller, Ph.D., as Board ecologist at the rate of \$130/hour.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Antje Doyle, Bill Barr

RESOLUTIONS

1. **Appointment of Bicycle Path Expert**

Motion was made by Pat Papa and seconded by Marc Melloy to appoint RBA Group as Board Bike Path Expert.

Members in favor: Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Bill Barr, Jim Imbriaco,

2. **JMK AUTO SALES, Block 4.03, Lot 36.06**

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

Motion was made by Pat Papa and seconded by Sue Dziamara to grant the requested extension.

Members in favor: Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Bill Barr, Jim Imbriaco,

3. **HUNTERDON CAPITAL, LLC (GENESIS BUILDING, INC.), Block 46, Lot 34**

Completeness checklist waivers and completeness determination.

Motion was made by Pat Papa and seconded by Gerry Teeney to grant the waivers and determine the application to be complete.

Members in favor: Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Bill Barr, Jim Imbriaco

4. **W.D.D.S., LLC – COKESBURY MEADOWS, Block 12, Lot 23.01**

Motion was made by Pat Papa and seconded by Dan Fennell to grant the requested extension.

Members in favor: Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Bill Barr, Jim Imbriaco

MINUTES

The minutes from the meetings of 1/7 and 1/8 were approved.

NEW BUSINESS

Report from Council – none. Mr. Bolan indicated that the design standards ordinance would be submitted this week.

Report from Open Space – The Headley property has been on the open space list for a long time.

The Mayor noted that there is no money remaining for the purchase of additional open space land.

Report from Environmental. – Princeton Hydro will make a presentation on the NRI on 3/12. Planning Board input as to the substance of the presentation is sought. Sue Dziamara listed her thoughts as to the presentation: (1) what has been improved; (2) what is useful for development review; (3) maps of features for applications; (4) are ordinances required; (5) how to use NRI in application review; (6) does the ordinance cover use of the NRI.

Mr. Teeney recommended payment of the vouchers, and the Board concurred.

WORK SESSION

PALOMAR, Block 19, Lot 21 R-1 (46.03 acres)

Applicant seeks preliminary subdivision approval for 9 lots, including 8 new building lots with the remaining lands consisting of 19.280 acres to be designated as permanent open space.

Attorney for applicant indicated that applicant was not prepared to proceed with a work session.

An extension of time for the Board of act is required since the application was determined to be complete on 12/11/01. Board Secretary will contact the applicant explaining that unless an extension is granted through 4/30/02, the application will be dismissed.

Motion was made by Gerry Teeney and seconded by Marc Melloy.

Members in favor: Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Bill Barr, Jim Imbriaco

NEW BUSINESS

1. Chairman Imbriaco asked about delivery of the meeting packages. Board Secretary will send a note to Public Works expressing thanks for their cooperation in delivering the package.
2. The Board undertook discussion as to Daub's placing hoop houses. This has been allowed under the Right to Farm regulations. Request should be made for the zoning officer to visit the property.
3. Secretary Oldford reminded Board members of the upcoming NJPO seminar scheduled for 2/28 at 6:00 p.m. at Merck. Pat Papa said she would attend.

ADJOURNED

The meeting was adjourned at 8:45 p.m.

These minutes were approved 2/12/02.

Alice Oldford
Secretary to the Board

