

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

PUBLIC MEETING

MARCH 19, 2001

*PRESENT:* Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Tom Kacedon, Tom Borkowski

Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jonathan Drill, Attorney; Joseph Fischer, Geotechnical Consultant; Peter Fernandez, Landscape Architect; Henry Reisen, Environmental Consultant; Jeff Coleman, Traffic Engineer; Alice Oldford, Secretary.

*ABSENT:* Marc Melloy, Dan Fennell, Bill Barr

*CALL TO ORDER*

Mr. Imbriaco called the meeting to order at 7:40 p.m.

*RESOLUTIONS*

**ROLLING HILLS CARE CENTER**, Block 23, Lot 7

Waivers and completeness determination

Motion was made by Pat Papa and seconded by Sue Dziamara

Members in favor: Pat Papa, Chris D'Alleinne, Sue Dziamara, Gerry Teeney, Tom Kacedon, Tom Borkowski, Jim Imbriaco

Members opposed: None

*WAIVER REQUESTS*

**XRD**, Block 14, Lot 9

Applicant seeks preliminary and final site plan approval to construct a 30' x 90' pole barn to be used for storage. Applicant proposes to construct the barn over an existing stone base.

Steve Gruenberg, Esq., of Gebhardt & Kiefer, introduced himself on behalf of the applicant. He noted that technical revisions as requested by RCBA are acceptable to the applicant. The Board observed that landscaping around the pole barn should be considered. The area is very visible. Anthony Berardo said the building is good looking, and he believes the existing row of trees would offer good buffering. Peter Fernandez said additional buffering is appropriate for the roadway. Further, he pointed out that screening around the building is likely to be dynamic related to the business.

Mr. Gruenberg said waivers are requested from checklist items only. Information must be provided prior to the hearing. Question was raised as to what the lighting plan should cover. The applicant proposes to consider the barn only. The Board requests compliance with the lighting ordinance.

Motion was made by Pat Papa and seconded by Sue Dziamara to grant the requested waivers. Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Tom Kacedon, Tom Borkowski  
Members opposed: None

### *OLD BUSINESS*

Board members are reminded of the NJPO seminar at Merck on March 29.

The Board discussed offering a make-up for the Windy Acres meeting canceled as a result of the snowstorm on 3/5. It was agreed to meet on 4/30 although that date conflicts with the Hunterdon County Planning Board Awards dinner.

### *NEW BUSINESS*

1. No report from Council
2. Bike path. Information has been accumulated as requested and forwarded to the consultant, RBA.
3. Environmental.  
Sue Dziamara distributed the first 2 sections of the NRI to the Planning Board. She noted that comments are required by 4/30.  
Further, she disclosed the Commission would undertake wellhead protection.  
Finally, Ms. Dziamara said NJDEP is preparing a list of threatened and endangered species. The Clinton Township Environmental Commission is considering promoting a threatened and endangered list as well.
4. Mr. Teeney recommended the vouchers for payment. The Board concurred.
5. The proposed ECHO housing is being referred to ordinance review committee. It was noted that the affordable housing and accessory apartment ordinance is scheduled for public hearing on February 28, and the Council awaits the Board's recommendation.
6. The matter of the LeCompte farmland subdivision will be scheduled at a time when Mr. LeCompte can be present.

*PUBLIC HEARINGS*

**DAVID PARISI**, Block 82.18, Lot 49 (R-3)

Applicant seeks preliminary subdivision approval to create 2 lots, including one new dwelling. New road and improvements are also proposed.

Having paid the requisite application and escrow fees and jurisdiction having been established, Robert DeChellis, Esq., introduced himself on behalf of the applicant. Steve Gruenberg, Esq., introduced himself on behalf of the objectors, Preston, 29 Southgate; Slusar, 27 Southgate; and Griffin, 25 Southgate.

It was noted that applicant had previously made application for a minor subdivision, which was denied. Mr. DeChellis contended that no variances or exceptions are needed for the major subdivision. He referenced correspondence from the Board professionals, which he said applicant planned to address. Mr. DeChellis confirmed that the proposed subdivision conforms to the ordinance.

Mr. Gruenberg expressed the opinion that exceptions and site triangle issues exist. Further, he noted environmental information is required.

Kevin Page, P.E., was called and sworn. Board professionals were also sworn, namely, Robert C. Bogart, Michael P. Bolan, Henry Reisen, and Peter Fernandez. Mr. DeChellis presented Kevin Page as an engineering expert; the Board accepted his credentials.

This is a proposed subdivision of 8-acre property with an existing home. Mr. Page noted the history of the subdivision, with 64 homes. Applicant proposes 2 conforming lots, 4.37 and 3.15 acres. He pointed out that the surrounding homes are on 1-acre lots. The new home will be served by septic, which design has been approved by the Hunterdon County Board of Health. He testified that a new 500' cul de sac road is proposed. Further, Mr. Page noted this would be a rural road 18' wide with no curbs. Public water will be provided. The area contains flood plain and wetlands, as previously determined.

Mr. Page revealed that the applicant has requested copies of the prior NJDEP permits. He said he believes the wetlands are consistent with prior delineations. Mr. Page testified that applicant would satisfy the Board environmental expert or provide a new footprint of the wetlands.

Jeff Coleman, traffic engineer, appearing on behalf of the Board, was sworn.

Mr. Page said storm drainage would flow to seepage pits. Further, shade trees will be planted along the proposed road. Mr. Page addressed the RCBA letter of 3/14. He claimed to have submitted a map delineating the stream encroachment area. Mr. Page noted that the proposed

home is 14' higher in elevation than the stream encroachment area. He described the difference between the stream encroachment line and flood plain. Mr. Page disclosed that the stream encroachment and flood plain would be part of a conservation easement. Henry Reisen has requested evidence on a map, which may be available from NJDEP. Mr. Page asserted that applicant does not propose any encroachment

The Board insisted on seeing the delineation on a revised map. Mr. Page said applicant would comply. He reviewed the requirements made by RCBA. Applicant proposed drywells to handle stormwater. He said an access easement would be provided. Mr. Page noted that a stormwater management plan would be submitted at the time of application for a building permit.

Mr. Page introduced Exhibit A-1, which shows site distances. Further, he noted that RSIS requires site triangles and applicant will comply with the requirements. RSIS provisions from the NJAC (Section B6) were marked A-2. ASHTO standards (p. 432) were introduced and marked A-3 (p. 432). Mr. Page disclosed these are the standards used for design. He described the difference between right of way line and edge of pavement. Mr. Page explained where the measurements are made.

Table III-1, Stopping Distance, Wet pavements, taken from 1990 ASHTO standard was marked as Exhibit A-4. Mr. Page 150' are required to stop at 25 mph on wet roads according to ASHTO standards. He said 197' could be achieved to the left and 260' to the right. Page noted that the prior resolution provides for the necessity of site triangle easement. According to Mr. DeChellis, the size was not determined previously. He contended that there were no specifics as to the size of the site triangle.

This matter was adjourned to 6/12. Applicant will grant an extension of time for the Board to act.

#### **WATER'S EDGE, Block 68, Lot 9 (AH-3)**

Applicant seeks amended preliminary and final subdivision approval for 100 single-family residences.

This hearing is continued from 3/13. Meryl Gonchar, Esq., introduced herself on behalf of the applicant. She said that geotechnical issues and requirements have been defined. Further, applicant will do what is necessary to satisfy the concerns raised by Board Geotechnical Expert, Joe Fischer of Geoscience Services.

Mr. Karmatz, Senior Vice President for Orleans Homebuilders and Mr. Robert Schwankert, P.E., of Melick-Tully, and Robert C. Bogart, P.E., were sworn. The Board accepted Mr. Schwankert's credentials.

Mr. Fischer summarized the issues. He noted a primary concern is identification of the weak spots on the site. He also indicated that he had concerns as to construction of the retaining wall. He disclosed that there were no major differences with Richard Schwankert's findings. A field walk, site reconnaissance, with the professionals will be undertaken in the near future.

Mr. Karmatz confirmed that Orleans is at least as concerned as the Board regarding the safety of building the site. He noted that Melick Tully would be involved in the design of the wall. The Planning Board will retain jurisdiction over the aesthetics of the wall. The lots will be tested for geotechnical integrity, as will the roads. Disclosure must be made to prospective homeowners. Language will be included in the Board resolution.

No one appearing to speak in favor or against the application, public hearing was closed.

Motion was made by Pat Papa and seconded by Sue Dziamara to direct Board attorney to prepare a resolution of approval. Board is in concurrence. Application was carried to 4/16 for consideration of the resolution with an extension granted to 5/8.

#### *ADDITIONAL NEW BUSINESS*

The Council has introduced accessory apartment and affordable housing ordinances and seeks the Board's input. Motion was made by Pat Papa and seconded by Chris D'Alleinne to approve with the Board in concurrence.

Joe Fischer recommends up-date of the limestone ordinance.

Mr. Bogart noted that water quality rules become effective 3/20.

#### ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

These minutes were approved April 2, 2001.

Alice Oldford  
Secretary to the Board