

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

DATE: April 2, 2007

*PRESENT:* Michael Brady, Bill Honachefsky, Sr., Nick Corcodilos, Charles Howard, Phil Iannitto, John Higgins, Jim Imbriaco, Chris D'Alleinne and Marvin Joss.

*PROFESSIONALS:* Jay Bohn, Attorney, Cathleen Marcelli, Engineer, Michael Sullivan and Rebecca D'Alleinne, Administrator.

*ABSENT:* John Sladicka.

*CALL TO ORDER*

Chairman Brady called the meeting to order at 7:37P.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 on January 18, 2007, 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.

*MINUTES*

Chris D'Alleinne moved and Bill Honachefsky seconded a motion to approve the minutes of March 19, 2007. The Board concurred unanimously.

*RESOLUTIONS*

**LAWRENCE, Block 36, Lot 5**

Resolution #2007-06, Application #2006-09

Jim Imbriaco moved and Bill Honachefsky seconded a motion to approve the resolution as written. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard, Joss and Higgins.

**SPRINGHOUSE ESTATES, Block 90, Lot 2**

Resolution #2007-05, Application #2007-02

Charles Howard moved and Jim Imbriaco seconded a motion to approve the resolution as written. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Corcodilos, Howard, Joss and Higgins.

**PERILLO, Block 50, Lot 25**

Resolution #2007-04, Application #2007-05

Marvin Joss moved and Phil Iannitto seconded a motion to approve the resolution as written. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Corcodilos, Howard, Joss and Higgins.

*PUBLIC HEARING*

**JAEGER, Block 26, Lot 1**

Marc Wetter, Esq. introduced himself on behalf of the applicant. He discussed the correspondence that had transpired since the last meeting. He discussed the letter from the township construction official advising that the main floor did not need sprinklers, but that the basement area did. He referenced a letter from the fire department, which discussed ladder access. He noted that the applicant would agree with Mr. Sullivan's proposal for an enclosed trash receptacle. Allan Thomson discussed whether vehicular access for fire equipment around the building was necessary, but he noted that ladder access was possible as required.

Mr. Thomson discussed the septic tank in the front yard. He indicated that the testing had been performed in the front yard due to the amount of environmental constraints in the back. He noted that the septic would not appear to be mounded because there would be landscaping between the road and the septic system. He expressed the opinion that there would be no negative impact on the surrounding neighbors. He indicated that the system had satisfied all requirements. Bill Honachefsky referenced a letter from the county Board of Health and Mr. Thomson noted that all of the issues had been addressed. Phil Iannitto discussed the grading on the septic area and Michael Sullivan indicated that he felt that there would be no impact on the surrounding neighbors.

Tylman Moon referenced Exhibit A-3 and displayed an alternate solution to address suggestions made by the Board at the prior Public Hearing. Exhibit A-6 (Modified Floor Plan, dated 3/28/07), Exhibit A-7 (Revised Elevation, dated 3/28/07), and Exhibit A-8 (Color Photocopy of Elevation in Perspective) were marked into evidence. He noted that the only addition is the extension of the roof and columns. Phil Iannitto commented on the pitches of the roof, and wondered whether the grading was in the wetlands. Nick Corcodilos discussed whether the altered roofline would make the interior too dark. Allen Thomson reported that the roof alteration would not change the application to the DEP. Jim Imbriaco commented that the new design does address the original choppiness of the roofline. Nick Corcodilos disagreed with the changes and

commented that it was a matter of taste. Charles Howard commented that the new, longer roofline was more pleasing. Mr. Moon replied that there would not be a significant difference in cost. Phil Iannitto stated that the revised roofline was a better architectural solution and noted that stones could be placed under the overhang to cut down on maintenance. Jim Imbriaco indicated that he preferred the new roofline, but that members shouldn't raise cost issues, as they are not part of the decision-making process. He noted that the only consideration should be whether a proposed design complied with the ordinances and expressed the opinion that such a discussion could be precedential. Chairman Brady commented that he liked the new design. Bill Honachefsky also indicated a preference for the newer version. Chris D'Alleinne commented that the new roof design is more uniform and like a rural structure. Nick Corcodilos indicated his preference for the older version. Marvin Joss indicated that he didn't have a preference, but noted that he didn't like the posts in the new design. There were no questions from the public. Phil Iannitto commented that if DEP does not approve of the posts, that the applicant should not have to return to the Board, and the members concurred. The applicant will forward a copy of the DEP application to the Board. Mark Wetter stated that the applicant had created a proposal that met the design standards and would be a positive attribute to the community.

Chris D'Alleinne moved and Nick Corcodilos seconded a motion to close the Public Hearing. The Board concurred unanimously. Jim Imbriaco moved and Chris D'Alleinne seconded a motion to approve the application with the conditions as discussed. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard and Higgins.

### **SPRINGHOUSE ESTATES, Block 90, Lot 2**

Application #2007-02

Walter Wilson, Esq. introduced himself on behalf of the applicant as a substitute for William Robertson, Esq., the attorney of record, and George Sniffen, surveyor. He discussed the comments from Cathleen Marcelli's report. He noted that nearly all of the issues that had been raised were acceptable to the applicant. The stormwater manual and deed restrictions were discussed. Mr. Wilson referred to the map and reported that a prospective purchaser had indicated a desire to rehabilitate the silo and several additional outbuildings and asked for the Board's input. He indicated that there might be water service to the buildings. Bill Honachefsky commented that in that event, additional septic systems might be necessary. Specific buildings were pointed out on the map and discussed. Mr. Wilson asked for clarification of the board's conditions concerning the original house in the resolution.

Dr. David Nenna was sworn. He reported that the farmhouse would either be incorporated into the new house or converted to a nonresidential use. He indicated that a prospective buyer had expressed the desire to keep the barn and silo and asked what the Board thought about the proposal, considering that the preliminary approval resolution included language that the silo and barn additions were to be razed. He indicated that he needed to meet with the construction official to determine how to stabilize the structures. Phil Iannitto indicated that with the additions, the barn's current appearance was acceptable. Dr. Nenna indicated that under the preliminary approval, only the

springhouse, the smoke house, the original central portion of the barn and the farmhouse would be rehabilitated.

Marvin Joss asked about time limits and Nick Corcodilos commented that if the buildings could be saved, that the applicant should try to do so. Chairman Brady indicated that the Board would agree to the renovations. Walter Wilson asked about easements and proposed that the map be filed to perfect the subdivision and that remaining instruments be filed subsequently. Cathy Marcelli indicated that Mr. Wilson's proposal was acceptable, so that the responsibility for the maintenance of the stormwater system goes with the land and not only the initial buyer. The descriptive easements were discussed. Cathy Marcelli commented that the maintenance on all three lots was connected and Jay Bohn suggested that it should be a restricted covenant. Dr. Nenna reported that there would be signs to indicate the location of the conservation easement. It was determined that the location of the signs should be included on the signed maps. Dr. Nenna discussed the water company easement and pointed out the revised location. He noted that the buyer may want to build in the back of the larger lot, but the Board members were not in favor of the proposal.

Marvin Joss moved and Nick Corcodilos seconded a motion to close the Public Hearing. The Board concurred unanimously. Chris D'Alleinne moved and Jim Imbriaco seconded a motion to approve the application for final subdivision with conditions as discussed. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard, Joss and Higgins.

### *CONCEPT HEARING*

#### **COMMERCE BANK, Block 59, Lot 2**

Chairman Brady reported that the applicant had asked for a postponement, as they were not prepared to proceed.

### *REPORTS & ASSIGNMENTS*

1. Report from Council: Charles Howard reported that the Council had discussed the open space tax, noting that there would be a referendum in November on the issue. He indicated that the Historic Commission and Recreation Commission had made proposals to the Council for park improvements and rehabilitation of historic homes. He reported that the Board of Education budget had been presented to the Council. He indicated that the funding for the widening of Grey Rock Road had been discussed. He reported that the council decided to pay part of the cost. He indicated that the Vought house may be acquired by a nonprofit organization. Nick Corcodilos discussed the DEP violations and the widening of Grey Rock road.
2. Open Space: Bill Honachefsky reported that the County Planning Board would provide maps with the open space properties that were owned by the township. He noted that the county would assist in acquiring information concerning impervious coverage. Cathy Marcelli commented that databases were available. Michael Sullivan discussed GIS data bases and the maintenance costs were

- discussed. He commented that it was complicated to get all of the municipal departments to be involved. Marvin Joss commented that it was a massive amount of data to maintain. The counties as repositories of data was discussed. Michael Sullivan indicated that it was a big commitment to maintain the database.
3. Environmental Commission: There was no report.
  4. Phil Iannitto discussed the issue of septic system being considered as a structure in the township code. He further commented on the fact that retaining walls had no height limitation under the existing code. Michael Sullivan commented that there are good reasons to limit them. Mr. Iannitto discussed the fact that many towns limit the height of retaining walls. Discussion concerning about what constitutes a structure. It was noted that the Board should decide whether to permit structures in a setback.
  5. Discussion ensued concerning the time frame for delivery of the members' packet. The Administrator was directed to create a plan.
  6. The Board determined to cancel the April 10, 2007 meeting.

#### *VOUCHERS*

Charles Howard moved and Chris D'Alleinne seconded a motion to approve the payment of the vouchers. The Board concurred unanimously.

#### *ADJOURNMENT*

Bill Honachefsky moved and Chris D'Alleinne seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:46PM.

These minutes were approved on May 7, 2007.

Rebecca E. D'Alleinne  
Administrator