

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

April 2, 2001

North Hunterdon High School

PRESENT: Jim Imbriaco, Pat Papa, Marc Melloy, Gerry Teeney, Dan Fennell, Tom Borkowski (late), Tom Kacedon, Sue Dziamara, Bill Barr
Professionals: Robert C. Bogart, P.E.; Michael Bolan, P.P., Joseph Fischer, Geotechnical Consultant; Tony Castillo, Environmental Consultant; Peter Fernandez, Landscape Architect; Dennis Bertland, Historic Consultant; Dan Bernstein, Board Attorney; Alice Oldford, Board Secretary

ABSENT: Chris D'Alleinne

CALL TO ORDER

Mr. Imbriaco called the meeting to order at 7:05 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 on January 11, 2001, 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.

MINUTES

The minutes of the meetings of March 13 (as corrected) and March 16 were approved.

PUBLIC HEARING

WINDY ACRES, Block 7, Lots 18 and 31 (292 acres, AH-1)

Applicant seeks preliminary subdivision and site plan approval for residential development of 917 dwelling units consistent with previous general development plan approval.

This hearing is continued from 5/1, 6/5, 7/11, 9/5, 10/2, 10/21, 11/4, 11/6, 11/18, 11/20, 12/2, 12/11, 1/16, 2/20.

Lloyd Tubman, Esq., introduced herself on behalf of the applicant. She introduced witnesses Ray Tully, Ray Papa, Amy Greene, Jim Cosgrove.

The Court ruled that James Cosgrove of TRC Omni Environmental could give testimony for the applicant.

The Clinton Township Historic Commission has requested that applicant handles archaeological findings. Ms. Tubman said applicant would respond to NJDEP. According to Dan Bernstein, information must be submitted as provided by the Township EIS ordinance requirements. He contended that the Board has jurisdiction in addition to NJDEP. He noted that the Board is entitled to an amended EIS. According to Ms. Tubman, this is a process that is underway as a condition of GDP approval. Mr. Bernstein referenced Tom Borden's letter on behalf of the Clinton Township Concerned Citizens. Ms. Tubman said that applicant declined to respond in writing. She indicated that applicant would address questions raised during testimony.

Scheduling will be addressed after testimony this evening.

Chairman Imbriaco announced that the Hunterdon County Planning Board has selected Clinton Township to receive the "Outstanding Planning Project" award for its lighting ordinance. The award will be presented at the Annual Awards dinner scheduled for 4/30.

Raymond Tully, P.E., was called and sworn and his credentials accepted by the Board. Mr. Tully said he examined the property initially in 1986 and done subsequent studies in 1997, which included 59 test pits. He further disclosed there had been a third study undertaken for this site plan. In consultation with Joe Fischer, Board geologist, applicant prepared 39 additional test pits. He referenced Exhibit A-71 and described the recent test pits. He noted that there were no significant differences in the findings. The Chairman questioned the credibility of the testimony since neither Tully nor Fischer were on the site. Mr. Tully contended the new test pits were necessitated by the preparation of new plans.

Ray Tully suggested that this site is relatively straightforward from a geotechnical perspective as determined from testing through the years. He contended it is not particularly restrictive.

The site consists of sand, silt and clay with underlying shale. A small limestone area was revealed. Mr. Tully introduced Exhibit A-70 and described it. He said there was testing done to evaluate the stability on the site. Ray Tully concluded that overall the site would be stable.

Test pits were also made at the site of the proposed basins. Mr. Tully discussed observation of slight seepage.

Asked about blasting on the site, Mr. Tully said they anticipated little or no blasting. Asked where there would be blasting, Ray Papa said it would likely be at the eastern entrance. He disclosed that it could be possible to excavate without blasting. Mr. Tully was unable to quantify how much blasting would be required. He confirmed that he did not anticipate damage to structures on adjacent properties if the blasting is done properly. Further, he said there would be no impact on the dam at Round Valley. He contended the materials excavated on the site would be reusable on the site during the construction process. Mr. Papa disclosed that the cuts and fills balance. He said applicant did not anticipate trucking fill to the site.

Asked about any impact blasting would have on adjacent wells, he suggested although he does not have expertise as a geohydrologist, that there would be no impact on wells. He said the blasting would be very localized. The area impacted would be 10' -15'. Mr. Tully said the wells would be much deeper. Asked about the adjacent homes at higher elevations, he said this would be outside his area of expertise. Henry Hill asked about ordinance justification, and Dan Bernstein said that EIS requirements were applicable.

Joe Fischer said an engineering seismologist or geophysicist would be the correct expert to testify as to these questions. Asked the difference between a test pit and boring, Mr. Tully said a test pit is a larger excavation, and a boring is much smaller and undertaken with a drill.

Tony Castillo noted that the seasonal high water table is typically found later in January. He asked about the seepage in the basins. Mr. Tully said the testing was done at a level, which would reflect the bottom of the basins. He said the site engineer had made a plan to handle any minor seepage that might occur.

Mr. Castillo asked about the seasonal high water table as related to basements. He asked how the water would be handled. Ray Tully said a footing drain would be installed. According to Jeff Meyer, the houses would be equipped with sump pumps.

Joe Fischer asked about permeability calculations as related to the drains. Mr. Tully reiterated the seepage was very slight. Asked about a toppling failure of the rock, Mr. Tully said inspections during construction would be critical. Asked about notes on the plans, Mr. Papa said the notes provide for a structural engineer and geotechnical engineer. Applicant confirmed that this was their intention. Joe Fischer noted that more is involved than is noted on the plans.

Joe Fischer said the test pits were dug with a large track hoe and therefore, he believed the figures to be accurate.

Mr. Bogart suggested that an independent structural engineer should be utilized in the design of the wall. Further, he noted that the wall manufacturer structural engineer is charged with selling walls.

Ray Papa agreed with Joe Fischer and Robert Bogart. confirming that a structural engineer should design the walls.

Joe Fischer further questioned what pipes applicant planned to use for pipes located deeper than 20'. Ray Papa said applicant had used RSIS in design.

The chairman announced a recess at 9 p.m. The Board returned to session at 9:15 p.m.

The public was invited to question Ray Tully. Valerie Bolheimer, Esq., of Readington Township, asked questions about groundwater.

Laurie Gneiding of Clinton Township asked about the proximity of test pit #30 to the stream. Mr. Tully said it was 150' from the stream. She asked about the location of other test pits, whether they were in the wetlands. Mr. Tully said they did not excavate test pits within the buffer. According to Jeff Meyer, the applicant is entitled to dig test pits in the wetlands. NJDEP requires placement of silt fence and hay around the site. Ms. Tubman said NJDEP was noticed in writing.

Debbie Newcomb, from Clinton Township Environmental Commission, asked about the location of the limestone bed. Ray Tully responded that it was in the vicinity of basin #7, north of Court Q.

Jerry Boylan of Clinton Township asked about negative impact on the local wells. Mr. Tully noted that this was not his area of expertise.

David Roberts, Clinton Township, asked about the weight of the water tower. Dan Bernstein said this relates to an application before the Board of Adjustment and is outside Planning Board jurisdiction.

Tony Castillo of Thonet Associates asked questions about seepage in the area of the detention basins. Is there a relationship between seasonal high water tables and mottling? Ray Tully responded that there is a relationship. Further, Mr. Tully explained that the near surface soils found on the site are above the high water table.

Asked who would address recharge areas, Mr. Hill said applicant would not address these questions.

Ray Papa, P.E., was called. He introduced Exhibits A-72 and A-73, aerial photo with overlay. Mr. Papa summarized the changes contained in the plans submitted March 15, 2001.

He testified that the total number of units had been reduced to 917. Further, Mr. Papa noted that the area in the vicinity of Road A had been re-designed. The detention basin had been relocated. Sidewalk has been included on both sides of Court A. Mr. Papa said the changes to Road A were minimal. He described the differences from the plans revised through 12/2000.

As to Road X, one unit was removed and the building turned.

As to Road Y, sidewalks were added to both sides of the road as with other locations within the development.

Mr. Papa indicated there were few changes in the Mt. Laurel area. Sidewalks have been added.

The water tower is located as previously shown.

Road S shows minor grading changes + sidewalks. The bottom of the detention basin was raised, as was the berm.

As to Road M, applicant has removed a lot.

Applicant has removed a single-family lot on Road N.

Sidewalks have been added to Road R.

As to Road U, 2 townhouse units have been removed.

Mr. Papa said Road F & B have no changes.

Basin 5 has been relocated according to Mr. Papa.

On Road Q, the bottom of basin 6 has been raised.

Mr. Papa noted that there are revisions shown at the entrance of the property and Main Street. He said other revisions were undertaken in consultation with Mr. Bogart's suggestions. Mr. Papa confirmed that new RSIS becoming effective in June will be complied with.

Further, he said applicant had met with fire officials and will consider their suggestions.

At this point the public hearing was suspended.

Additional meeting dates were proposed: 4/30, 5/7, 5/14, 6/2 (for public comment), 6/4 (for vote). Applicant said it would complete testimony at the next meeting. Applicant agreed to grant an extension for the Board to act until June 4, 2001.

OLD BUSINESS

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

NEW BUSINESS

1. The next regularly scheduled meeting on 4/10 will feature a design standards presentation.
2. Board Secretary announced that the Township web site is up and running, www.township.clinton.nj.us.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

A complete transcript of the public hearing has been prepared by Joanne Sekella, certified shorthand reporter, and is available for review at the Planning Board office during normal business hours, 8:30 a.m. – 4:30 p.m. It is also available at our web site, www.township.clinton.nj.us.

These minutes were approved April 10, 2001.

Alice Oldford
Secretary to the Board