

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: April 9, 2002

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Tom Borkowski (late), Bill Barr (late), Dan Fennell, Phil Iannitto (late)
Professionals:Melanie H. Reese, Engineer; Michael Bolan, Planner; Peter Fernandez, Landscape Architect; Jonathan E. Drill, Attorney; Alice Oldford, Secretary.

ABSENT: Chris D'Alleinne, Antje Doyle, Marc Melloy

CALL TO ORDER

Chairman Imbriaco 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 on January 17, 2002, 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

Chairman Imbriaco introduced a resolution to enter closed session to discuss the matter of hiring a hydro geologist. Ms. Dziamara seconded the motion.

Members in favor: Pat Papa, Gerry Teeney, Dan Fennell, Bill Barr, Sue Dziamara, Jim Imbriaco.

The Board entered closed session at 7:05 p.m.

Motion was made by Gerry Teeney and seconded by Sue Dziamara to return to open session.

Members in favor: Pat Papa, Gerry Teeney, Dan Fennell, Bill Barr, Sue Dziamara, Jim Imbriaco.

RETURN TO OPEN SESSION

The Board returned to open session at 7:40 p.m.

MINUTES

The minutes from the meeting of 3/18/02 were tabled to 4/15.

RESOLUTIONS

AT&T WIRELESS (Site P26 -- George's), Resolution No. 2002-06

Dismissal without Prejudice

Motion was made by Pat Papa and seconded by Sue Dziamara.

Members in favor: Bill Barr, Dan Fennell, Sue Dziamara, Phil Iannitto, Pat Papa, Gerry Teeney, Jim Imbriaco

Members opposed: None

AT&T WIRELESS (Site P19 – Kullman Industries), Resolution No. 2002-07

Completeness checklist waivers and incompleteness determination

Motion was made by Pat Papa and seconded by Sue Dziamara

Members in favor: Bill Barr, Dan Fennell, Sue Dziamara, Phil Iannitto, Pat Papa, Gerry Teeney, Jim Imbriaco

Members opposed: None

PUBLIC HEARING

FROSCHHAUSER, Block 3/03, Lots 3 and 4

Applicant was granted preliminary site plan approval via Resolution No. 2001-45 adopted 01/07/02, to convert an existing building, formerly used as a motel, to office, sales and service facility for Hunterdon Pool and Patio and the sale and rental of skis, snowboards and sale of ski clothing and items related thereto. Condition #16 of the resolution provides that, unless the applicant proves to the Board in a hearing to be commenced no later than 04/07/02 that the existing billboard on the property is a pre-existing nonconforming use/structure that is entitled to remain, the billboard shall be removed from the property no later than 07/07/02. Applicant appeared on 3/4/02, and the matter was continued to 4/9/02.

Don Morrow, Esq. introduced himself on behalf of the applicant. He showed a billboard location plan as prepared by Thomas Yeager Associates, which he passed to the Board for review.

James Hill, P.E., was called and sworn. The Board accepted his credentials. Mr. Hill testified as to the location of the billboard. The exhibit depicting aerial photos and site plan, was marked A-3. Mr. Hill described the aerial photos from 1973 and 1956 + expanded scale photos. Mr. Hill testified that in each photo the billboard is in

substantially the same place. The chairman asked the source of the photos. Mr. Hill said USDA produced the photos from 1956. The 1973 photos came from Robert W. Lee Associates. The date of each photo is printed on the border. Mr. Bolan confirmed that the first zoning ordinance was written in 1962, at which time billboards were not permitted. The first billboard was erected prior to 1962. According to Jon Drill, the size and location of the billboard would be entitled to remain.

Sue Dziemara suggested the applicant had gone to lengths to substantiate the billboard, and she believed they have met their burden. Gerry Teeney agreed. Board engineer, Melanie H. Reese was sworn and confirmed that the methodology Mr. Hill used to establish the location was sound.

Applicant was asked to comply with the lighting ordinance.

Motion was made by Sue Dziemara and seconded by Dan Fennell that applicant had met condition #16 of Resolution No. 2001-45. Applicant must conform to the current lighting ordinance.

Members in favor: Bill Barr, Jim Imbriaco, Tom Borkowski, Gerry Teeney, Dan Fennell.

NRI PRESENTATION

Steve Souza, president of Princeton Hydro, introduced himself and Keith Merle of the firm.

Steve Souza thanked the Board for inviting Princeton Hydro to make the presentation. He offered a power point presentation of the NRI, which is attached. Keith Merle developed the interactive GIS component of the plan. They selected the Simon farm, proposed Township parkland, to use as an example. Mr. Souza said the NRI would be an excellent tool for analysis.

Mr. Souza said the NRI could be used as a development or environmental planning tool with parcel specific function. He noted that the data reflected that half of the remaining undeveloped land in Clinton Township is environmentally sensitive. Twenty-five percent of the land is developed. Mr. Souza pointed out that they used a lot of existing data, including historic data, to prepare the report.

He offered an overview of the findings as to soil, flora and fauna, habitat; watersheds and ground water. Mr. Souza noted that overlays are provided.

Asked whether the document could be placed on the website? Mr. Souza said it could but warned it would be very large.

Mr. Merle referenced NJ DEP NJ landscapes program. He said this is supplementary to the natural heritage data. There are 9 threatened and endangered species + 3 threatened and endangered aquatic and terrestrial communities.

State best management practices are helpful in promoting recharge. Detention basins are not always helpful.

Mr. Souza referenced the GIS mapping component: source maps, interpretive/attribute maps, synthesis maps.

He noted there is a section in the report on resource vulnerability. Mr. Souza said Princeton Hydro had initiated a classification system based on existing data.

The decade 1990-2000 has shown 13% growth.

Mr. Souza and Mr. Merle presented an analysis of the Simon farm property.

Mr. Souza observed that the report is an important tool for developers in preparing their EIS report. He emphasized that site specific field study would also be required. Asked about up-dates, Mr. Souza noted that up-dates should be prepared periodically. In addition, new County and State data could be incorporated.

Mr. Souza discussed NRI recommendations.

Sue Dziamara thanked Princeton Hydro and said the document would be a valuable tool. She extended thanks to the Environmental Commission for working with the project and thanks to the Planning Board and Council for supporting and promoting the project.

Chairman Imbriaco encouraged CTEC to use the report vigorously in reviewing applications.

OLD BUSINESS

1. The Chairman noted that the Habitat for Humanity dinner donated by the Planning Board went for \$1,000 to Robert C. Bogart.
2. The Chairman made inquiry about the status of the inground tank ordinance for fire protection. The Board professionals had provided sample ordinances for consideration. It was noted that there is discussion with the Fire Dept.
3. Ms. Oldford reminded the Board of the Hunterdon County Planning Board Annual Awards dinner on April 30. The Board has been awarded recognition for an outstanding planning project for its bike path plan. Members confirming attendance at the dinner include Tom Borkowski, William Barr, Dan Fennell, Jim Imbriaco, Pat Papa.

NEW BUSINESS

1. Report from Council: The Mayor reported that the community design standards and stream corridor preservation ordinances had been introduced.

2. Open Space: Mr. Barr reported that an inventory of open space is being compiled with the goal being to establish a maintenance plan.
3. The Board has contacted the County Engineer with regard to curbing at the Pacesetter project.
4. Mr. Teeney recommended payment of the vouchers, and the Board concurred.
5. The Board received an Environmental and Natural Resource Requirements ordinance from Delaware Township.

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

These minutes were approved April 22, 2002.

Alice Oldford
Secretary to the Board