

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

APRIL 10, 2001

*PRESENT:* Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Kacedon, Bill Barr  
Professionals: Robert C. Bogart and Melanie Reese, Engineers; Michael Bolan, Planner; Jonathan Drill, Attorney; Peter Fernandez and Carter Van Dyke, Landscape Architects; Alice Oldford, Secretary.

*ABSENT:* Chris D'Alleinne, Tom Borkowski

*CALL TO ORDER*

Mr. Imbriaco called the meeting to order at 7:30 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 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.

*APPROVAL OF MINUTES*

Minutes from the meeting of 4/2/01 were approved

*RESOLUTIONS*

- 1. XRD, LLC**, Resolution No. 2001-11 (print date 3/22/01)  
Completeness checklist waivers and completeness determination.  
Motion to approve was made by Pat Papa and seconded by Sue Dziamara  
Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Sue Dziamara, Dan Fennell, Tom Kacedon, Marc Melloy  
Members opposed: None

Members absent: None

*DISCUSSION:*

LeCompte/Dvoor Land Division, Block 29, Lot 4 and Block 30, Lot 15

Mr. Drill summarized Mr. LeCompte's letter regarding division of the Dvoor property on Valley Crest Road for agricultural purposes. Mr. LeCompte requested a resolution of the Planning Board concurring with his position. Mr. Drill referenced his email concluding that this is not subdivision subject to MLUL jurisdiction. Further, he noted that the Planning Board should determine whether there are any streets, whether it is for agricultural purposes and whether the lots are in excess of 5 acres. The Board requested testimony from Mr. LeCompte.

The survey submitted by LeCompte was marked as Exhibit A-1. Robert LeCompte was called and sworn.

Mr. LeCompte said he is under contract to purchase property from Dvoor on the north and south sides of Valley Crest Road, consisting of approximately 80 acres. He noted that including his present farm, 155 acres would be preserved. He has made application with the Hunterdon Agricultural Board for the preservation.

Mr. Drill read the proposed resolution into the record.

Motion was made by Marc Melloy and seconded by Pat Papa to adopt the proposed resolution.

Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Sue Dziamara, Dan Fennell, Tom Kacedon, Marc Melloy

Members opposed: None

*WAIVER REQUESTS*

**1. MARTIN**, Block 4.01, Lots 14 & 15, 16 Concord Road (R-3)

Applicant seeks lot line adjustment whereby .03 acre would be subdivided from Lot 15 and merged with Lot 14. Variance relief for lot area, lot width at building setback and front/rear/side yard setbacks.

Albert Rylak, Esq., introduced himself on behalf of the applicant.

He said the dwellings have existed for 30 years. Variances currently exist. Waivers as defined in RCBA report are requested.

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

Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Sue Dziamara, Dan Fennell, Tom Kacedon, Marc Melloy

Members opposed: None

The public hearing was scheduled for May 8.

**2. COMMERCE BANK**, Block 75, Lot 2, Center St. & Rt. 173 (OB-1)

Applicant seeks to construct a 3,669 square foot bank with four drive-up teller lanes and associated site improvements. The existing residence and office on the site are to be demolished.

Paul Drobbin, Esq., of St. John and Wayne, and Grayson Murray of Bohler Engineering, introduced themselves on behalf of the applicant.

Mr. Murray described the location. He said the residential structures would be demolished and the bank plus site improvements constructed.

Waiver from 2' contours were requested. Mr. Bogart confirmed that the waivers could be granted. Neither the attorney nor the engineer had knowledge of whether the existing Commerce Bank building on Beaver Avenue would remain or whether operation would be moved to the proposed location.

It was noted that TRC had raised traffic questions that should be dealt with up front. Mr. Drobbin said revised traffic data would be submitted by Thursday, 4/12. The Chairman reminded the applicant that the project would be subject to the lighting ordinance. Variances are required.

Further, applicant was reminded that they must confirm sewage capacity.

The Board requested submission of architectural plans and asked that applicant consider the new design standards.

Motion was made by Marc Melloy and seconded by Sue Dziamara to grant the waiver requests.

Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Sue Dziamara, Dan Fennell, Tom Kacedon, Marc Melloy

Members opposed: None

Work session was scheduled for 5/21.

*NEW BUSINESS:*

1. Report from Council: Councilman Kacedon announced that the budget is scheduled for adoption at the Council's next meeting.

2. Environmental: Ms. Dzimara reminded the Board that Princeton Hydro would make an update report on the status of the NRI on 4/19.
3. Open space: There was no report.
4. There is a Hunterdon Area Rural Transit (HART) meeting scheduled for 4/17 at 7 p.m. offering an update on Route 22/78 Corridor studies, "Travel Demand Management Solutions."
5. Chairman Imbriaco announced the award of a tree-planting grant. Mr. Fernandez confirmed that the amount is \$21,000, and the funds are earmarked to be used for planting at Bundt Park.
6. Mr. Mackiewicz called to clarify TRC involvement in all matters except Windy Acres.
7. Mr. Teeney recommended that the vouchers be approved for payment. The Board concurred unanimously.

### *PLANNING PRESENTATION*

Architectural design standards. Preserving Community Character

Board professionals, Robert C. Bogart Associates, Banisch Associates and Carter Van Dyke Associates have been researching design standards with the goal of implementing an ordinance.

Mark Bristol Evans, Architect, Carter Van Dyke and Peter Fernandez of Carter Van Dyke Associates presented a power point overview of the project. A copy of the presentation is attached. This is modeled on the County plan.

Mr. Van Dyke showed a map defining character districts: village, suburban, rural, highway, campus, town center, gateway.

He emphasized adoption of ordinances supporting the design standards. Mr. Van Dyke referenced a book called RURAL BY DESIGN. Mark Bristol Evans pointed out that there are incentives for preservation, which can be adopted. The Chairman noted the need to make ordinances that are enforceable. Marc Melloy discussed the unattractive appearance created by the utilities.

Mr. Van Dyke asked about a local Shade Tree Commission. He said reducing the size of utility poles is beneficial. Clinton Township does not have such an entity. According to Carter Van Dyke, the ideal street tree is the American elm.

He noted that sidewalks and on-street parking tends to calm traffic. There should be pathways in the rural areas and sidewalks in the village/hamlets.

Street trees lost should be replaced. Mr. Van Dyke contended that street trees increase property values. He also pointed out that homes on the wider roads have lower property values.

Mr. Bristol-Evans discussed the desirability of curbs or not in various areas.

Carter Van Dyke discussed the attractiveness of vertical buildings rather than horizontal single-story buildings. Architect Evans referenced ordinance definition of heights in order to encourage traditional buildings, rather than flat blocks.

Bill Barr emphasized the need to encourage alternative methods of transportation, i.e., walking, roller blading, biking.

Mr. Bolan noted that encouraging villages is precluded by the lack of sewer capacity. Mr. Kacedon noted that Exxon had considered a town center, which did not come to fruition because there was a dispute as to the amount of residential usage.

The Board discussed the theory of deep setbacks. Mr. Bolan suggested the theory is that the street not feel crowded. Pat Papa noted that there should be a plan for street trees rather than random planting.

Mr. Van Dyke suggested street trees to define campus area, i.e. North Hunterdon.

The Board confirmed its desire that the rural attributes of the community should be translated to the commercial areas.

The design team will return on 5/8 with some design alternatives for non-residential development.

#### *ADJOURNMENT*

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

These minutes were approved April 30, 2001.

Alice Oldford  
Secretary to the Board

