

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: April 20, 2009

PRESENT: Chris D'Alleinne, Michael Brady, Phil Sumner, Kevin Cimei (7:34PM), Charles Howard, Colleen Filak and Sam Mardini.

PROFESSIONALS: Cathleen Marcelli, Engineer, Brent Krasner, Planner, Jon Drill, Attorney and Rebecca D'Alleinne, Administrator.

ABSENT: John Higgins, Sharon Simmons and John Sladicka.

CALL TO ORDER

Chairman D'Alleinne called the meeting to order at 7:33P.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 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 1st 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

Colleen Filak moved and Sam Mardini seconded a motion to approve the minutes of March 16, 2009, as corrected. The Board concurred unanimously and Kevin Cimei abstained.

Charles Howard moved and Phil Sumner seconded a motion to approve Executive Session minutes of the Joyce D. Bradley litigation discussion on March 16, 2009 as written. Kevin Cimei abstained and the Board concurred unanimously.

Sam Mardini moved and Chris D'Alleinne seconded a motion to approve the Executive Session minutes of the Hensfoot Office Building litigation discussion on March 16, 2009 as corrected. Kevin Cimei abstained and the Board concurred unanimously.

PUBLIC HEARING

URBAN DEVELOPMENT/BANK BUILDING, Block 75, Lot 2

Application #2009-01

Kevin Benbrook, Esq. introduced himself on behalf of the applicant. He indicated that there were some minor changes that Board Engineer Cathy Marcelli had requested, with which they would comply. Engineer David Fantina, owner Charles Urban, Brent Krasner, Board Planner and Cathleen Marcelli, Board Engineer were sworn. Mr. Benbrook commented on each request. Discussion ensued as to whether the proposed trees should be taken off of the detention basin. It was agreed that the applicant would meet with Ms. Marcelli, who would identify which trees were to be removed. She also asked that hand rails be shown on the site plan. She further discussed the performance bonds and the DOT letter. It was determined Mr. Fantina would submit the letters.

Mr. Benbrook indicated that the developer's agreement had been signed. The length of time to obtain a permit and a CO was discussed. It was determined that the Board would approve two years for the applicant to pull a building permit and two years to apply for a Certificate of Occupancy. Michael Brady asked about relocating the trees and Cathy Marcelli noted that Landscape Architect Brian Bosenberg did not recommend it. Sam Mardini moved and Michael Brady seconded a motion to approve the final site plan with conditions. Members in favor: D'Alleinne, Brady, Howard, Cimei, Sumner, Filak and Mardini.

NEW BUSINESS

1. Vouchers: Phil Sumner moved and Chris D'Alleinne seconded a motion to pay the vouchers. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Report from Council: Charles Howard reported that the Windy Acres Green Acres funding request had been submitted to the County along with a subdivision plan for future Mount Laurel obligations. Mr. Howard reported that Exxon Corporation would donate half an acre of adjoining property to the township for parking at the Public Safety Building. He reported that the OB2 multi use ordinance and the Water's Edge pool ordinance would be introduced at the following Council meeting.
2. Report from Open Space: There was no report.
3. Report from Ordinance Committee: Charles Howard commented that a report had been provided by Brent Krasner concerning the ordinances, which was distributed to the ordinance committee.

ADJOURNMENT

Kevin Cimei moved and Colleen Filak seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:10PM.

These minutes were approved on May 12, 2009.

Rebecca E. D'Alleinne
Administrator