

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: May 7, 2007

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

PROFESSIONALS: Dan Bernstein, Attorney, Cathleen Marcelli, Engineer, Michael Sullivan, Planner, Mark Hewitt, Architect, Jeff Keller, Environmental Expert, Brian Bosenberg, Landscape Architect and Rebecca D'Alleinne, Administrator.

ABSENT: None.

CALL TO ORDER

Chairman Brady called the meeting to order at 7:36P.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 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

Bill Honachefsky moved and Jim Imbriaco seconded a motion to approve the minutes of April 2, 2007 as written. The Board concurred unanimously.

Bill Honachefsky moved and Phil Iannitto seconded a motion to approve the minutes of the March 5, 2007 and the March 19, 2007 executive sessions as amended. Members in favor: Brady, Honachefsky, Iannitto, Howard, Sladicka, Joss and Higgins.

RESOLUTIONS

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

Resolution #2007-09, Application #2007-02

Dan Bernstein commented that there had been two minor changes suggested by the applicant, with which he concurred. Bill Honachefsky made suggestions for marking the conservation easements. Marvin Joss moved and Nick Corcodilos seconded a motion to approve the resolution as discussed. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard, Joss and Higgins.

2. **JAEGER, Block 26, Lot 1**

Resolution #2007-08, Application #2006-06

Jim Imbriaco made suggestions concerning the use of the basement area. Phil Iannitto discussed the date of the prior architectural design. Jim Imbriaco moved and Phil Iannitto seconded a motion to approve the resolution as discussed. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard, and Joss.

3. **KINGDOM CROWN/RIGHT AT HOME DAYCARE, Block 3.03, Lot 7**

Resolution #2007-07, Application #2006-05

Dan Bernstein reported that he had discussed the resolution with Jon Drill, who recommended that it be adopted, even though the applicant's attorney, Robert Alexander, had requested that it be held for another month pending negotiations. Bill Honachefsky moved and Jim Imbriaco seconded a motion to approve the resolution as written. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Imbriaco, Corcodilos, Howard and Higgins.

Bill Honachefsky, Sr. recused himself from the following application.

PUBLIC HEARING

URBAN DEVELOPMENT, Block 75, Lot 2

Robert Benbrook, Esq. introduced himself on behalf of the applicant, Charles and Clara Urban. David Fantina, engineer was introduced. He noted that there had been prior meetings and that this was the first public hearing. He indicated that testimony would be given by a traffic expert, landscape architect, planner, and an architect. David Fantina was sworn and his credentials were accepted by the Board. Exhibit A-1 (Six sheets of the engineering plan) was marked into evidence. Mr. Fantina described the property and the current conditions on the site. He detailed the proposed bank building, noting that there would be 8938 sq. ft. on three floors. The building is proposed to be 35 feet tall and would not exceed the height limit in the ordinance. The first required variance was for an undersized lot for the zone and a second variance would be for the

detention basin located within the setback. Mr. Fantina discussed the detention basin and noted that it eventually fed into the Beaver Brook. The geological conditions were discussed and he expressed the opinion that the Board's geotechnical expert and environmental expert were not in total agreement on the issue of infiltration. Mr. Fantina indicated that there would be a clay liner in the basin that would prevent infiltration and a swale that would promote infiltration. Cathy Marcelli indicated that she had seen no calculations that supported whether the design would work. Mr. Fantina reported that the calculations would be supplied. He discussed the driveways that would be destroyed and that a new circulation system would be implemented. He commented that the building was smaller and that there were fewer parking spaces than the previous site plan. Two design waivers would be needed. He indicated that there were two large locust trees that the Board's expert had recommended be saved and noted that the smaller loading space would be appropriate for smaller delivery trucks.

Mr. Fantina discussed the recommendation that Center Street should be widened and that sidewalks be added. He indicated that the intersection was not pedestrian friendly and that there was bedrock, which would make it difficult to widen the street. He expressed the opinion that it would not improve flow or pedestrian access. Jim Imbriaco discussed pedestrians walking to the park and ride. Mr. Fantina commented that the traffic was not safe and expressed the opinion that a small stretch of sidewalk would not help much. Michael Sullivan stated that a sidewalk should be included, and Marvin Joss commented that a sidewalk would be a benefit. Bob Benbrook expressed the opinion that the sidewalk would go nowhere and commented that it would be better if the two towns could work together to connect walkways. He noted that there was no sidewalk in front of the strip mall. Jim Imbriaco indicated that there was a sidewalk in Clinton. Mr. Fantina stated that the traffic engineer would report at a future hearing. Cathy Marcelli, Engineer, Michael Sullivan, Planner, Brian Bosenberg, Landscape Architect, Mark Hewitt, Architect and Jeff Keller, Environmental Expert were sworn. Cathy Marcelli discussed the destination traffic to a bank and that it would be prudent to widen Center Street. Jim Imbriaco asked about the amount of impervious coverage, Cathy Marcelli reported that it would be 39%. John Sladicka asked about the widening, and Mr. Fantina indicated that it would increase the amount of rock that would have to be removed. John Higgins discussed the traffic turning into and out of the site. Nick Corcodilos asked about the Environmental Commission report and Ms. Marcelli noted that there was a connection where the outfall would go. She recommended that the applicant determine whether there a DEP stormwater permit was necessary. Jim Imbriaco asked about the cumulative flow and whether it was the same system that came from the middle school.

Jeff Keller noted that there was no disparity of opinion between himself and Joe Fischer and discussed infiltration, noting that the applicant should gather information to determine if it was feasible. He stated that there may be enough soil on the south side of the lot to provide infiltration. Bob Benbrook commented that geotechnical borings had been taken, and that Joe Fischer had signed off on the site when Commerce Bank had been before the Board. Jeff Keller indicated that the rock was variable on the site. Cathy Marcelli pointed out that the new stormwater regulations required recharge and the applicant could attempt to demonstrate that it couldn't be achieved. The boring information will be provided. Brian Bosenberg asked about the proposed grading around

the larger trees and noted that care should be taken not to disturb the roots. He commented that the garbage dumpster should have the same façade as the building and recommended that it be moved to another location. He discussed the steps in the front of the building. Mark Hewitt discussed the streetscape and the building's "presence" on Center Street, stating that the side walk should be connected to create a pedestrian walkway. Mr. Benbrook indicated that for the next public hearing, the applicant would bring their architect, traffic expert and possibly the geotechnical expert. Mark Hewitt discussed the preliminary architectural renderings. Cathy Marcelli discussed a stream permit. Bob Benbrook asked whether the Board would accept the suggested location of the dumpster, as it would create a variance. Brian Bosenberg suggested that it be moved to the southeast corner of the lot. Mr. Benbrook stated that it would be moved. The application was continued until June 4, 2007 without need for further notice. A site walk was arranged for May 19, 2007 at 9:00AM, assembling at the site on Center Street. Chairman Brady called a recess at 9:20PM.

The meeting was called to order at 9:26PM

PERILLO, Block 50, Lot 25

Harvey Gilbert, Esq. introduced himself on behalf of the applicant. Engineer Tom Yager and owner Leonard Perillo were sworn. Mr. Perillo indicated that the house was an existing two-family home on a double wide lot, and that he intended to convert the existing house to a one-family residence. Bill Honachefsky asked whether it was two lots and he indicated that it had been presented to him as two lots by the real estate agent. John Sladicka asked whether he intended to sell the lot and Mr. Perillo indicated that he wished to build. Dan Bernstein asked whether he had received a certificate of subdivision from the township and discussed due diligence. Harvey Gilbert stated that the paperwork would be provided. Mr. Perillo noted that he would like to subdivide it and that he would acquire land from a neighboring lot to resolve setback issues. Mr. Gilbert commented that it was consistent with the surrounding sized lots and noted that the size was greater than the minimum required. Michael Sullivan discussed the maximum depth of measurement and explained the need for a variance.

Joe Borowski, 29 Center Street, asked about changes done on the house. He asked whether he would still live in the village and Mr. Perillo indicated that he planned to remain.

Dave Pomeranco, 33 Center Street, asked how soon he planned to build and whether it would fit next to the existing home. Dan Bernstein discussed a drainage condition that would be in the resolution. Jim Imbriaco discussed teardowns in other parts of the state. Dan Bernstein indicated that the Board could ask for condition to limit square footage. Phil Iannitto commented that the front yard setback should be consistent with the setbacks of the other houses.

Suzanne Molyneaux, 29 Center Street, noted that it was one block and lot, and Mr. Perillo responded that he did not realize that at the time of purchase.

Michael Dox, 24 Center Street, asked about whether the house had been converted from a two family residence. Mr. Gilbert discussed the sewerage allotment. Mr. Perillo indicated that he intended to build a home that was in keeping with the

neighborhood and that he didn't want a big house. Jim Imbriaco asked about sewer allocation and it was noted that the gallons per day would not increase.

Dave Pomeranco asked whether the Board could impose guidelines.

Craig Highsmith, Center Street, asked whether there would be space for a driveway.

Thomas Yager was introduced and his credentials were discussed. Exhibit A-1 (dated 12/06) was marked into evidence. He discussed the dimensions of the lot and the purchase that Mr. Perillo had made of a portion of a neighboring lot. He discussed the grade and water flow. He commented that there were no architectural plans as yet. He indicated that the sewerage authority and water department would serve the property. Mr. Yager stated that there were no environmentally sensitive areas and that most of the neighboring lots are of a similar size. He expressed the opinion that density would not increase and that it would be better to get rid of the two-family use. He also indicated that there would be no impairment of the Master Plan if the subdivision were to be granted. Mr. Yager stated that there was no erosion on the property. A possible location for the driveway was discussed and it was noted that the current driveway encroaches onto the neighbor's lot.

Harvey Gilbert discussed the special reasons for permitting a setback variance and indicated that there had been no negative comments from the professionals in their reports. Tom Yager indicated that he had spoken to the sewerage authority on an informal basis.

Nick Corcodilos asked what the main concern was that the neighbors had and a number of the objectors expressed opposition to the subdivision.

Michael Dox, 24 Center Street, commented that building lot would be too small. He expressed the opinion that the house would take away from the character of the neighborhood. Phil Iannitto made suggestions for the house design. Michael Sullivan commented that a twin garage facing the street would be out of character, noting that a garage could be located back from the house. He discussed roofed porches. Dan Bernstein suggested that the drainage and grading plan should be handled by the engineer, and that the location of the house and the driveway were legitimate considerations. Mr. Gilbert indicated that Mr. Perillo would accept a covered porch and detached garage as a condition. Dan Bernstein commented Board could inquire as to where the house would be located. Marvin Joss expressed the opinion that the Board should require a porch and make the setback consistent with the neighborhood.

Suzanne Molineaux asked whether the lot met the minimum size of 9000 square feet and Mr. Yager indicated that it did.

Joe Borowski, discussed an easement. He stated that the driveway is partially on his lot, and he stated that he would not sell a portion of his lot for the driveway. Mr. Perillo discussed the survey pipes in the yard.

Chairman Brady closed the public hearing. Dan Bernstein listed the conditions of the resolution. The height of the house, a covered porch spanning the house frontage and a garage located behind the living area (attached or detached) were discussed as conditions. Nick Corcodilos wondered whether the property should be subdivided. Marvin Joss moved and Phil Iannitto seconded a motion to approve the subdivision as discussed. Members in favor: Brady, Iannitto, Howard, Sladicka, and Joss. Abstentions: Honachefsky and D'Alleinne. Opposed: Corcodilos and Imbriaco.

REPORTS & ASSIGNMENTS

1. Report from Council: Nick Corcodilos reported that the Council was involved in the school budget. Charles Howard discussed open space tax referendum and the I-78 corridor study. He noted that the plan no longer included a Park and Ride in the township.
2. Open Space: Bill Honachefsky reported that maps had been given to the committee for review and that the Hackett's Preserve project was underway.
3. Environmental Commission: There was no report.

NEW BUSINESS

1. Ordinance #923-07 Landscape Design Ordinance
Chris D'Alleinne moved and Charles Howard moved that the ordinance was not inconsistent with the Master Plan. Members in favor: Brady, Honachefsky, Iannitto, D'Alleinne, Corcodilos, Howard, Sladicka, Joss and Higgins.
2. Marvin Joss moved and Charlie Howard seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

ADJOURNMENT

Chris D'Alleinne moved and Bill Honachefsky seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 11:20PM.

These minutes were approved on May 15, 2007.

Rebecca E. D'Alleinne
Administrator