

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: May 13, 2003

PRESENT: Jim Imbriaco, Pat Papa, Marc Melloy, Tom Borkowski (7:50PM), Bruce Carstensen, Brendan Wall, Debbie Newcomb, and Phil Iannitto.
Professionals: Robert Bogart, Engineer; Jon Drill, Attorney; Michael Bolan, Planner, and Rebecca D'Alleinne, Administrator.

ABSENT: Chris D'Alleinne, Gerald Teeney, and Bill Barr.

CALL TO ORDER

Chairman Jim Imbriaco called the meeting to order at 7:37p.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 16, 2003, 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

Pat Papa moved and Bill Barr seconded a motion to approve the minutes from the meeting of 4/21/03. The motion passed unanimously.

PLANNING SESSION

Clinton Township Board of Education

Elizabeth Nastus, Superintendent, William Corfield, architect and Walter Wilson, attorney introduced themselves to the Board. Mr. Wilson discussed the proposed land purchase of the Wilda Johnson Farm. He noted that there was one portion consisting of 27 acres and another piece across Grey Rock Road of 17 acres and that the Board of Education had entered into a contract with the estate. He discussed the stream, and the proposed location of a school building on the parcel. Mr. Wilson noted the zone is OB-3,

in which a school is a conditional use, that some road improvement would be required and that access was necessary from Grey Rock Road. Pat Papa asked about the house and barn and Mr. Wilson indicated that their intention was to move the barn and use the house as the district office. Traffic issues on Belvidere were discussed and Mr. Wilson indicated that the intent was to create a loop road system that would enter on Belvidere and exit on Grey Rock Road for bus traffic. Chairman Imbriaco discussed the intersection at the bridge and Mr. Wilson agreed that it needed to be worked on by a traffic engineer. Bob Bogart noted that the realignment of Grey Rock Road had never been included in the Master Plan and pointed out that the driveway as shown may be too close to Beaver Avenue. Marc Melloy commented that lights were an issue. Chairman Imbriaco asked about the number of parking spaces and Mr. Corfield indicated that there were approximately 200. Bruce Carstensen expressed concern about the propane tank at the adjacent property and the location of the ball fields.

Mr. Corfield discussed the changes in all three buildings. Chairman Imbriaco noted that the buffer zone should be consistent with the landscaping ordinance. Mr. Wilson commented on the steep slope on the property, watershed issues and reported that Matt Mulhall would be hired to advise on limestone issues. Chairman Imbriaco indicated that even though the Board did not have approval authority, he hoped that the Board of Education would seek the Planning Board's input and return with further information. Mr. Wilson replied that the BOE was committed to doing the right thing in regard to the ordinances, noting that they had met with adjoining property owners, the Open Space Committee and Historic Commission. The availability of water and sewer on the property was discussed. Marc Melloy discussed the Design Standards and the board expressed its interest in architectural design that has an interesting façade and not an institutional look. Mr. Wilson replied that the BOE doesn't have a façade schematic yet. Elizabeth Nastus commented that the referendum was set for September 30, 2003. Future student demographics were discussed. Renovations of the three existing buildings were discussed. It was decided that the BOE will return at a future date with new plans and Chairman Imbriaco recommended that they contact the Board's landscape architect, check the Township Master plan, and return for review and comments.

Debbie Newcomb asked about the stream going through the property and Dr. Nastus indicated that it would be piped under the field. Michael Belinski of the Environmental Commission discussed environment considerations of the stream and the new stream corridor ordinance. He further discussed the farmhouse and the cost of bringing it up to code. Franklyn Isaacson discussed the gas tank and safety distances. Jon Drill indicated that the Planning Board could only review the plans. Screening and landscaping at the ball fields were discussed. The BOE was requested to send a list of previously considered properties to the administrators.

Stream Corridor Ordinance

Franklyn Isaacson appealed to the Board that they reconsider their recommendation to the Township Council in favor of the Stream Corridor Ordinance. Chairman Imbriaco referred to Mr. Isaacson's letter of 5/7/03 and asked if he had any additions. Mike Bolan discussed the definition of "continuously" vs. "intermittently". The Board had no questions for Mr. Isaacson. Memos from the Township attorney's

office were discussed. Chairman Imbriaco commented that the ordinance is enforceable as is. Mike Bolan discussed the history of the ordinance, saying that it had been developed under the auspices of CTEC and many model ordinances had been used to create it. He commented that it only affected subdivision and site plans. Bob Bogart indicated that he was happy with the ordinance and that it strikes a reasonable balance to protect the environment. Jon Drill supported the township attorney's position. Mr. Isaacson offered to rewrite the ordinance and Chairman Imbriaco indicated that he should give it to Environmental Commission for their inspection and thanked Mr. Isaacson for his time and concern in the matter.

NEW BUSINESS

1. Report from Council: There was no report.
2. Report from Wastewater Management Committee: Bob Bogart discussed the existing sewer service areas and bringing them into conformance with the Master Plan.
3. Report from the Water Tower Committee: Phil Iannitto reported on the water franchise areas and correspondence from the Board of Public Utilities.
4. Report from Environmental Committee: There was no report.
5. Chairman Imbriaco reported that the Planning Board had won an award for the Design Guidelines from the New Jersey Planning Officials.
6. The Finance Committee recommended that the vouchers be paid. Marc Melloy moved and Pat Papa seconded a motion to approve payment of the vouchers. The Board concurred unanimously.

ADJOURNMENT

Marc Melloy moved and Pat Papa seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:42PM.

These minutes were approved on June 2, 2003.

Rebecca D'Allevine
Planning Board Administrator