

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

MAY 21, 2001

*PRESENT:* Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Chris D'Alleinne, Bill Barr, Tom Borkowski, Tom Kacedon  
Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jonathan Drill, Attorney; Peter Fernandez, Landscape Architect; Joseph Fischer, Geotechnical Consultant; Henry Reisen, Environmental Consultant, Barry Sutherland, Traffic Consultant.

*ABSENT:* None

*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.

*MINUTES*

Minutes from the meeting of May 14, 2001, were approved.

*RESOLUTIONS*

1. **XRD**, Block 14, Lot 9 (Resolution No. 2001-18)  
Preliminary and final site plan approval for a pole barn.  
Motion was made by Pat Papa and seconded by Marc Melloy to approve the plan.  
Members in favor: Marc Melloy, Sue Dziamara, Gerry Teeney, Pat Papa, Jim Imbriaco.  
Members opposed: None

2. **PACESETTER**, Block 9, Lot 8.03 (2001-17)  
Completeness checklist waivers and completeness determination.  
Motion was made by Pat Papa and seconded by Marc Melloy.  
Members in favor: Marc Melloy, Sue Dziamara, Gerry Teeney, Pat Papa, Jim Imbriaco.  
Members opposed: None
  
3. **MARTIN**, Block 4.01, Lots 14 and 15  
Minor subdivision lot line adjustment with C2 variances  
Motion was made by Sue Dziamara and seconded by Pat Papa  
Members in favor: Marc Melloy, Sue Dziamara, Gerry Teeney, Pat Papa, Jim Imbriaco.  
Members opposed: None

#### *WAIVERS*

1. **BEAVER BROOK**, Parcels 11, 12 and 13/16

Applicant seeks final subdivision and site plan approval for the above referenced lots

Robert J. Benbrook, Esq., introduced himself on behalf of the applicant. He indicated that he actually represented two clients, Westminster Properties, the owner of Parcels 11 and 12 and Westgate, the owner of Parcels 13/16. He clarified that all parcels are part of the Beaver Brook PUD.

Mr. Benbrook indicated that these parcels had been fully developed, and applicant now seeks final approval as a "housekeeping matter".

Mr. Benbrook further pointed out that the requested waivers for each parcel are exactly as had been requested and granted previously. Mr. Bogart recommended granting the requested waivers.

Motion was made by Pat Papa and seconded by Marc Melloy to grant the requested variances for Parcels 11 and 12.

Mr. Benbrook made the same request for waivers for Parcel 13/16. Mr. Bogart again recommended granting the waivers.

Motion was made by Pat Papa and seconded by Sue Dziamara to grant the requested variances for Parcel 13/16.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Chris D'Alleinne, Tom Borkowski, Tom Kacedon  
Members opposed: None

Public hearing was scheduled for June 18.

*PUBLIC HEARING*

1. **PACESETTER**, Block 9, Lot 8.03 Cokesbury Road (R-1) 48.77 acres

Applicant seeks final subdivision approval for 9 residential lots + 1 space lot.

Having paid the requisite application and escrow fees and jurisdiction having been established, Steven Gruenberg, Esq., introduced himself on behalf of the applicant. Applicant's engineer, Alan Thomson, P.E., of Van Cleef Engineering, was called and sworn.

Mr. Gruenberg said preliminary subdivision approval was granted on August 22, 2000, by Resolution No. 2000-17.

Applicant agreed to with Bogart Associates recommendation as to the open space being held by the homeowners association. Mr. Bogart recommended approval with normal, appropriate conditions.

Asked whether the final subdivision plat conformed to the terms of the preliminary, Alan Thomson replied affirmatively.

No one appearing to speak in favor or against, the public hearing was closed.

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

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Chris D'Alleinne, Tom Borkowski, Tom Kacedon  
Members opposed: None

*WORK SESSIONS*

1. **THE PRESERVE**, Block 36, Lot 8

This application has been deferred indefinitely at applicant's request pending a resubmission.

2. **COMMERCE BANK**, Block 75, Lot 2 Center Street (OB-1) 1.76 acres

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

Paul Drobbin, Esq., of St. John and Wayne, introduced himself on behalf of the applicant. The Chairman noted that there appear to be a number of open issues. Bret Skapinetz, P.E., of Bohler Engineering, applicant's engineer, said applicant's geotechnical expert, Melick Tully is working on response to Mr. Fischer's concerns.

Ms. Papa noted that there are a number of variances requested. Mr. Skapinetz said the variances result primarily because of the irregular shape of the lot. The Chairman reminded the applicant that there is a heavy burden of proof required for the variance requests.

Reports from Robert C. Bogart Associates, Carter Van Dyke Associates, TRC Raymond Keyes, Thonet Associates and Geoscience Services need to be addressed by applicant. Report has been requested from the lighting expert.

In response to Board questioning, Mr. Skapinetz indicated that adequate sewage capacity exists as confirmed by the Sewerage Authority. Asked about the fate of the existing Commerce Bank, neither applicant's attorney nor engineer could respond.

It was noted that the Board had requested architectural renderings, which had not been submitted. Applicant then distributed colored renderings. The Board noted that the architectural proposals do not conform to the design standards that are currently in progress. Further, the Board is concerned with environmental constraints and landscape issues.

Mr. Skapinetz confirmed that the proposal would entail cutting 5-10' off the existing bank. Applicant was reminded that the ordinance encourages working within the natural topography.

Attorney Drill emphasized that the applicant should look carefully at the architectural proposals. Applicant was further encouraged to address the Board experts' reports prior to going to public hearing.

No date for hearing was set.

### *NEW BUSINESS*

1. Mr. Teeney recommended approval of the vouchers for payment.
2. Report from Council – Ms. Dziamara reported that she attended the Historic Preservation ordinance work session. She disclosed that the Council is supporting the ordinance to preserve historic structures.

The ordinance requiring that all improvements and applications be submitted to the Historic Commission for review was tabled for additional study. The Council perceived that this ordinance could be overly restrictive.

The survey directed to owners of historic properties will be up-dated.

3. Report from Open Space – Bill Barr did not have a report from Open Space, but he did make a report for the Bicycle Committee. He said a preliminary map is available and will be submitted for the Board's interest. The Township's bicycle path consultant, RBA Group, is in the process of preparing and submitting grants as agreed.
4. Report from Environmental -- Ms. Dzimara reported that draft sections I, II and III of the Natural Resource Inventory in progress have been submitted. She said that she would review the material and share with the Board.

#### *COMMUNICATIONS*

1. The Board discussed the excerpts from the Agricultural Board minutes, noting that the Ag Board seemed to be in favor of limiting the coverage to 10%.
2. The Saturday, 6/2 meeting at Patrick McGaheran School will involve public testimony primarily. The Chairman suggested that he hoped that by mid-afternoon, the public would conclude and expert testimony could be continued. Remaining reports will be released shortly.
3. Recent communication from Ingersoll Rand has confirmed that it is disinclined to do anything further to limit the impact from the internal lighting. Therefore, the Board has no further recourse.

#### *ADJOURNMENT*

The meeting was adjourned at 8:30 P.M.

These minutes were approved 6/2/01.

Alice Oldford  
Secretary to the Board