

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: June 2, 2003

PRESENT: Jim Imbriaco, Gerald Teeney, Chris D'Alleinne (7:44PM), Brendan Wall, Debbie Newcomb, Bill Barr, Marc Melloy and Phil Iannitto.

Professionals: Robert Bogart, Engineer; Dan Bernstein, Attorney; Jeff Keller, Environmentalist, Michael Bolan, Planner, Peter Fernandez, Landscape Architect, Stanley Runyan, Architect and Rebecca D'Alleinne, Administrator.

ABSENT: Pat Papa, Bruce Carstensen, and Tom Borkowski.

CALL TO ORDER

Chairman Jim Imbriaco called the meeting to order at 7:34p.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

Marc Melloy moved and Bill Barr seconded a motion to approve the minutes from the meeting of 5/13/03 as amended. The motion passed unanimously.

Marc Melloy moved and Gerry Teeney seconded a motion to approve the executive session minutes of 5/5/03. The motion passed unanimously.

COMPLETENESS WAIVERS HEARING

Frank and Heidi Gill, Block 16, Lot 74, R-1

Raymond Drake, Esq. introduced himself on behalf of the applicant and discussed the letter from Bogart of May 28, 2003 outlining their waivers recommendations. The applicant asked for checklist waivers for 9b, 9d, 18 and 20. Marc Melloy moved and

Gerry Teeney seconded a motion to grant the checklist waivers. The Board concurred unanimously. It was decided to proceed to Public Hearing without a Work Session. The administrator will schedule a date and contact Mr. Drake.

WORK SESSION

Country Square Plaza II, Block 89, Lots 8 and 8.02, C-1

Jim Knox, Esq. introduced himself on behalf of the applicant. He noted that the Board had rendered valuable assistance with its comments from the site walk of May 31, 2003. He introduced Bill Hamilton, planner, who displayed revised plans based on the comments from the site walk. The drawing was labeled A-1 for reference. The front yard variance and access from Route 31 and were discussed. He discussed the number of parking spaces and lowering the building into the grade. Chairman Imbriaco asked if the amount of parking had been reduced. Mr. Hamilton responded that Lot 8.02 had the required 80 spaces. Mr. Imbriaco asked if the impervious cover requirements would be met. Mr. Hamilton noted that the impervious cover would not change on the existing building (42%). The new lot will meet the standard requirement.

Mr. Knox pointed out that this plan was a variation on the "Strategy A" situation under the ordinance, and that a front yard parking variance would be needed. Chairman Imbriaco noted that it was a difficult lot and that board members who had been on the site walk did not like the prospect of the back of the building facing Route 31. He commented that landscaping would be needed to screen the parking. Mr. Knox requested that the applicant be allowed to seek input from the Board professionals. Architect Michael Spagnolo was sworn in and discussed the rear of the building and screening for the rear of the building. Chairman Imbriaco commented that they should discuss their ideas with the Board professionals and that the ordinance should be taken into account. Gerry Teeney discussed vehicle access in the back of the building. Bob Bogart noted that the ordinance requires all sides of the building be attractive. A Work Session will be held July 7, 2003 and an extension will be granted until July 8, 2003.

NEW BUSINESS

1. Report from Council: There was no report.
2. Report from Open Space & Bike Committees: Bill Barr reported that the Hamden, Lilac and Wellington bike lanes were progressing. He further reported that the Open space committee was working on a list of desirable properties to be used for rezoning.
3. Report from Environmental Committee: Debbie Newcomb reported that the Committee was sponsoring an ANJEC well seminar and a well testing kit that would be available for sale to residents.

4. The Finance Committee recommended that the vouchers be paid. Marc Melloy moved and Chris D'Alleinne seconded a motion to approve payment of the vouchers. The Board concurred unanimously.
5. Chairman Imbriaco discussed the fact that Orleans Homebuilders had been issued a summons by Zoning Officer David Mills for the removal of bollards that were supposed to block left turns into the property.
6. Chairman Imbriaco announced that the June 10, 2003 planning meeting would be cancelled.

ADJOURNMENT

Brendan Wall moved and Debbie Newcomb seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:06PM.

These minutes were approved on July 7, 2003.

Rebecca D'Alleinne
Planning Board Administrator