

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

JUNE 18, 2001

*PRESENT:* Jim Imbriaco, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Kacedon, Bill Barr

Professionals: Melanie Reese, Engineer; Michael Bolan, Planner; Peter Fernandez, Landscape Architect Consultant; Jonathan Drill, Attorney; Alice Oldford, Secretary.

*ABSENT:* Pat Papa, Tom Borkowski

*CALL TO ORDER*

Mr. Imbriaco called the meeting to order at 7:38 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.

*APPROVAL OF MINUTES*

Minutes from the meetings of 11/20/00 and 6/4/01 were approved

*INFORMATIONAL HEARING*

**NORTH HUNTERDON HIGH SCHOOL**

North Hunterdon – Voorhees Board of Education seeks approval for a 20' x 56' addition to the existing fieldhouse, known as the Lion's Den, at North Hunterdon.

Mark Saharic, president of the Football Club, introduced himself together with Robert Hopek and Dennis Haughey.

Mr. Saharic said the Football Club is proposing an addition on the Lion's Den. Further, he noted that donations have been accepted for payment, and the Board of Education will pay for the roof.

The Building Department must issue a permit.

The Planning Board agreed to provide a letter of support for the project.

*WAIVER REQUESTS AND WORK SESSION*

**SPRINT/MC CAFFREY**, Block 35, Lot 21, Petticoat Lane (R-1)

Sprint seeks to construct a digital telecommunications switching station, which has been strategically located to maintain and expand the services available to its customers. Sprint is in the process of obtaining a perpetual right-of-way upon the McCaffrey lands.

Patricia Carley, Esq., of Kelly and Ward introduced herself on behalf of the applicant. In addition, she introduced Ken Stanley, Network Engineer, from Sprint.

Sprint proposes to install a switching station, resembling an equipment shed, which requires 900 square feet. Ms. Carley referenced the reports of RCBA dated 4/11 and 6/6, which recommend granting the requested waivers.

Motion to grant the waivers and determine the application complete was made by Mark Melloy and seconded by Chris D'Alleinne.

This is a switching station and cabinet for local service. It is not a cell tower, nor does it have anything to do with a cellular tower. Peter Fernandez will review the landscape plans. Comparison was made to the cabinet at Hamden River Road.

No variances are required. This is a structure, not a building as defined by the ordinance.

The Board discussed a violation that currently exists although it does not affect this application. Jay Bohn said his legal opinion is that the Board should acknowledge but not comment in any other way.

Shirley Carvath, 335 Cokesbury Road, said they do not understand the need for the equipment. Ken Stanley explained this is to provide the services required by Sprint customers. Eventually, DSL service will be provided via these equipment boxes. He said Sprint expects to install 15 boxes throughout the County. Mrs. Carvath expressed concern for local property values.

Tom Kacedon said the cabinet on Hamden River Road is unattractive. This raised the question of maintenance. Mr. Stanley said he would be willing to accept recommendations from the Board landscape architect.

Terry Merrick, 353 Cokesbury Road, asked about the length of the driveway. Mr. Stanley said the entire easement is approximately 30'. No gates will be installed. Mr. Stanley said the structure is entirely safe. He described the location of the easement, next to a large open field.

Mr. Fernandez and Ms. Reese will work together to facilitate retaining existing vegetation. Ms. Reese requested that the driveway be staked out.

Applicant questioned the Board's requirements for paving the driveway. Presuming the area is small, the Board prefers to see paving.

Allen Kelsey, 363 Cokesbury Road, asked about noise. Mr. Stanley said the sound of the unit is less than central air conditioning.

This matter is continued to 7/23 without need for further notice.

#### *PUBLIC HEARINGS*

**1. BEAVER BROOK, Block 79.02, Lot 11 (R-3 PUD)**

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

**2. BEAVER BROOK, Block 79.02, Lot 12 (R- 3 PUD)**

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

**3. BEAVER BROOK, Block 79.02, Lot 13/16 (R-3 PUD)**

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

Due to a death in Attorney Benbrook's family, these matters are adjourned to 7/10/01.

#### *PLANNING PRESENTATIONS:*

##### **Bike Path**

Jack Molenaar of RBA Group distributed a draft of the Township of Clinton Bicycle Element. He described the differences incorporated subsequent to the June 2 draft. Mr. Molenaar said the plan now referenced the Township master plan. NJDOT policy has been cited. Public

workshop suggestions have been included together with photos from the workshop. He explained that the last page is the revised bike path map.

Mr. Molenaar asked that the report be adopted as the bicycle element of the master plan. He said applications will be made for signage and road improvements, and he noted that application for grant monies is due in 2 weeks.

Mr. Bolan noted that the Bicycle Element could be adopted as an amendment to the Circulation Element of the Master Plan. He suggested that the ordinance could be ready for the July 10 meeting.

Council will need to give approval as well.

Sue Johnson of Meadowview Estates attended the meeting in support of the bicycle path plans. She asked about usage of the easement between Meadowview, Southgate and Wellington. She further requested clarification regarding the delineation of the water line easement (paper street). Ms. Johnson asked about clearing the easement to allow access. Melanie Reese said there are a number of owners involved, including the Township, the Homeowners Association, and a parcel that is of unknown ownership, intended to the Township. Ms. Reese suggested that the open space land needs to be identified, and this is a decision for the Council.

Bill Barr said this plan is effectively a vision statement. Councilman Kacedon asked that Ms. Johnson meet with him to identify the easement area. The Board affirmed that implementation is a matter for the Council.

Mr. Bolan suggested that public hearing be held on 7/10. He will prepare an interim letter for the sake of the application.

Bill Barr extended thanks to Karen Boyle and the Committee and Jack Molenaar from the RBA Group.

### **Design Standards**

Mr. Bolan and Mr. Fernandez requested feedback. Mr. Bolan referenced the memos of 5/8 as the basis for the ordinance. There were no questions.

### *OLD BUSINESS*

1. Windy Acres communications were noted. Professionals' meeting to address COAH issues is scheduled for Thursday evening.
2. The Environmental Commission is continuing to monitor the NRI up-dates.

3. An inventory of the contents of the old municipal building is required to ascertain future space requirements.

*NEW BUSINESS*

Mr. Teeney recommended approval of the vouchers for payment. The Board concurred.

*ADJOURNMENT*

The meeting was adjourned at 9:05 P.M.

These minutes were approved 7/10/01.

Alice Oldford  
Secretary to the Board