

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

JULY 10, 2001

*PRESENT:* Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Bill Barr (late)

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

*ABSENT:* Jim Imbriaco, Tom Borkowski, Tom Kacedon, Dan Fennell

*CALL TO ORDER*

Ms. Papa called the meeting to order at 7:35 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 6/12/01 and 6/18/01 were approved

*RESOLUTIONS*

**SPRINT**, Resolution No. 2001-24

Grant of Checklist Waivers and Determination of Completeness for Application for Preliminary and Final Site Plan Approval for Installation of Equipment and Concrete Pad  
Motion made by Marc Melloy and seconded by Gerry Teeney

Members in favor: Gerry Teeney, Marc Melloy, Chris D'Alleinne, Sue Dziamara

**DAVID PARISI**, Resolution No. 2001-23

Denial of Preliminary Major Subdivision Approval  
Jon Drill read corrections.

Motion to adopt as revised was made by Chris D'Alleinne and seconded by Sue Dziamara

*WAIVER REQUESTS:*

**EXXON**, Block 30, Lot 41.30 and 17

Glenn Geiger, Esq., from Pitney, Hardin, Kipp & Szuch, introduced himself on behalf of the applicant, Exxon/Mobil.

Mr. Geiger said applicant seeks to expand the parking lot, adding 204 spaces. He referenced the RCBA report of 7/3 and noted that an EIS has been submitted.

Melanie Reese recommended granting the waivers. Motion to grant was made by Sue Dziamara and seconded by Chris D'Alleinne.

Members in favor: Marc Melloy, Sue Dziamara, Chris D'Alleinne, Gerry Teeney, Bill Barr, Pat Papa.

Public hearing was scheduled for 9/4.

*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.

Robert J. Benbrook, Esq., introduced himself on behalf of the applicants. The Board agreed to consider the applications simultaneously.

As to water easements, Mr. Benbrook noted that Clinton Water Co. said it had a blanket easement so nothing further is required. The Board will require proof that the Water Co. does not require a further easement, which Mr. Benbrook agreed to provide.

Mr. Benbrook requested approval subject to supplying the items as required by RCBA.

Motion to approve was made by Chris D'Alleinne and seconded by Gerry Teeney.

Members in favor: Marc Melloy, Sue Dziamara, Chris D'Alleinne, Gerry Teeney, Bill Barr and Pat Papa.

Mr. Drill said he would prepare three separate resolutions.

**4. GENESIS BUILDING, Block 46, Lot 34 (R-1 & R-4)**

Applicant seeks amended preliminary and final subdivision approval to create 3 new building lots in addition to the existing home on the remaining lot.

This hearing was commenced on April 16, 2001.

Thomas Miller, Esq., of Miller and Robertson, introduced himself on behalf of the applicant.

This hearing was commenced 4/16/01.

William Scopetto, principal for the applicant was in attendance.

Mr. Miller referenced the RCBA report of 7/3. He noted that conditional approval from Hunterdon County Planning Board has been received. Mr. Miller said applicant would comply with report of RCBA and items raised by the County.

Ms. Reese requires additional compliance as to the right of way.

Thomas Miller and William Scopetto + the Board professionals were sworn.

As to the cul de sac road width, applicant noted that it would maintain 45' with mountable curbs rather than a 60' cul de sac, which would require greater cuts. Applicant represented that the existing dwelling will be removed, and the grade will be lowered. Further, the plan will be revised accordingly.

Mr. Scopetto confirmed that only trees that are designated would be removed.

There was discussion related to the unusual triangle. The applicant proposes to make it part of the adjacent lot, 34.04. Small, low maintenance plantings would be provided so as not to impact the sight triangle. Revised landscape plans will be submitted.

It was noted that unconditional approval by Hunterdon County must be provided.

The applicant noted that the Board of Health would have to approve the location and design of septic fields.

Applicant requested an on-site visit by the Board landscape architect prior to actual removal of any trees. The Board agreed this would be an appropriate condition. Peter Fernandez will visit the site prior to plan revision and submission.

Motion to approve preliminary subdivision subject to conditions discussed was made by Chris D'Alleinne and seconded by Sue Dziamara.

Members in favor: Gerry Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Pat Papa.

## **5. Master Plan Amendment**

Master Plan Amendment to incorporate a bicycle path element in the circulation plan was introduced. Mike Bolan noted that reference is made to all modes of transportation. Further, the bicycle path plan identifies routes that should have additional access, notes compatible roadways and cites plans for additional paths. A map of the proposed network is included. According to Mr. Bolan, this coordinates very well with recent RSIS amendments, requiring additional pavement widths to accommodate bikeways. Facilities for bikes are encouraged. Grant funding is noted. Recommendation is made for the Council to adopt an ordinance.

Mr. Barr noted that the plan is a vision statement. He affirmed that it is a living document. He commended the committee and chairperson, Karen Boyle, for their efforts. Further, Mr. Barr noted that RBA did an excellent job finalizing the plan and preparing the grant applications.

Ms. Dziamara asked about amending checklists to include consideration of the bikeways.

The Bike Committee will seek Council's endorsement of the grant application at its meeting of 7/11.

Motion to approve was made by William Barr and seconded by Chris D'Alleinne. Members in favor: Marc Melloy, Sue Dziamara, Chris D'Alleinne, Terry Teeney, Bill Barr, Pat Papa.

## *PLANNING PRESENTATIONS*

### **1. Environmental Constraints**

Deborah Newcomb made a presentation regarding environmental constraints affecting the Exxon property by Deborah Newcomb. Ms. Newcomb is a member of Clinton Township Environmental Commission and a Watershed Protection Specialist.

She noted geological concerns + wellhead protection areas. Ms. Newcomb discussed groundwater recharge.

Ms. Newcomb cited water resources on the site + habitat as defined by NJDEP.

She presented photos of the property.

A copy of her report is attached.

## 2. **Design Standards**

Peter Fernandez said the reports had been compiled. Comments are sought from the Board, specifically regarding the architectural guidelines. He suggests email or notations on the draft report. Comments are requested by 7/23. Public hearing is tentatively scheduled for 9/11.

Board members offered some discussion for the report.

### *NEW BUSINESS*

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

Mr. Teeney asked for guidance as to the status of the Engineering budget.

2. Environmental – Ms. Dziamara reported that CTEC had scheduled a special meeting for 7/12 with a presentation by Princeton Hydro on the NRI. Joe Fischer reviewed the geotechnical portion and noted it was mediocre. Mike Bolan will review the NRI and comment.
3. Public hearing is scheduled for 7/19 for the County bicycle/pedestrian element.
4. Open space – Bill Barr asked the status of the easement adjacent to Foran Field.

### *ADJOURNMENT*

The meeting was adjourned at 9:50 p.m.

These minutes were approved 7/23/01.

Alice Oldford  
Secretary to the Board