

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

SEPTEMBER 4, 2001

*PRESENT:* Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Tom Borkowski, Bill Barr  
Professionals: Melanie H. Reese, Engineer; David Banisch, Planner; Charles A. Hecht, RF Engineer; Jonathan E. Drill, Attorney; Alice Oldford, Secretary.

*ABSENT:* Tom Kacedon, Sue Dziamara

*CALL TO ORDER*

Mr. Imbriaco 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.

*MINUTES*

The minutes from the meeting of 7/23 were approved.

*RESOLUTIONS*

BEAVER BROOK PUD PARCEL 11, Resolution No. 2001-27  
BEAVER BROOK PUD PARCEL 12, Resolution No. 2001-28  
BEAVER BROOK PUD PARCEL 13/16, Resolution No. 2001-29  
Final Site Plan Approval  
Motion was made by Pat Papa and seconded by Marc Melloy  
Members in favor: Pat Papa, Marc Melloy, Chris D'Alleinne, Gerry Teeney

*WAIVERS AND PUBLIC HEARINGS*

1. **NEXTEL**, Block 7, Lot 33 (ROM-2)

Applicant seeks minor site plan approval to co-locate a wireless communications facility at 99' on an existing 125' water tank. The applicant further proposes the installation of a 20' x 10' shelter and compound to be enclosed by 8' stockade fence.

Having paid the requisite application and escrow fees and jurisdiction having been established, Jim MacDonald, Esq., introduced himself on behalf of the applicant.

The Board professionals granted the waiver requests after consultation with and recommendation.

Terrence Lulay, P.E.; Leonid Golonesky, RF Engineer; William Masters, P.P. and Board professionals, Reese, Banisch and Hecht were sworn.

Mr. Golonesky was called and his credentials accepted by the Board. Mr. Golonesky described the need to construct antennae on the water tank at Kullman Industries. Exhibit showing the rf coverage area was marked A-1. One overlay showed the existing and proposed sites, and the second overlay showed the gap in service coverage. Co-location on an existing water tank is proposed. An additional future site may be sought at George's Plumbing. There are no other plans for locations in the Township.

Mr. Golonesky testified that there would be no interference with other equipment in the vicinity, and it would be in compliance with FCC regulations.

Mr. Hecht concurred with the coverage area described by the applicant. Further, he noted that the coverage is appropriate.

Robert Weingard of Lebanon Borough asked why the JMK site would not be better. Mr. Golonesky said the coverage at JMK would be redundant because of its proximity to the tower at Salem Industrial and limited in the western coverage area.

Tony Catanzaro, 15 Old Mountain Road, asked why Nextel did not use existing cellular towers in the vicinity instead of locating on the water tank. Mr. Catanzaro noted that the water tank is in his back yard. He questioned the Nextel research for a site. Mr. Catanzaro objected to the Kullman site as a source of noise and light pollution. In addition, he noted that the site is unattractive.

Mr. Mac Donald referenced the Lucent report as to health concerns. The author of the report, Alice Fahy-Elwood, was called and sworn. She is a health physicist. Ms. Fahy-Elwood prepared an analysis of the emissions on the site. She testified that with every antenna array operating at full capacity, there are less than 1% emissions, and the site is compliant. The report was marked Exhibit A-2. She further explained that these are low power facilities.

The Board requested signage noticing the facilities in operation as an additional safety precaution, and applicant agreed to comply

Field testing report will be required.

Mr. Lulay was called and the Board accepted his credentials. Mr. Lulay described the site plan map. He confirmed that the loading on the tank would be negligible. Further, the antennae are designed to withstand sustained winds of 100 mph.

Mr. Lulay noted that the equipment shelter would not be visible off site. The Board recommended review by the Board landscape architect. Mr. Lulay pointed out that the height of the stockade fence could be increased to eliminate view of the shelter. Board professionals suggested that the landscape requirements could be met off site since landscaping the existing site within an industrial complex is not proposed.

Ms. Reese clarified that construction vehicles utilize Main Street access rather than Cherry Street. Maintenance vehicles should access the site via Cherry Street.

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

The Board agreed that this is a conforming application. Motion was made by Pat Papa and seconded by Dan Fennell to approve with conditions.

Chris D'Alleinne questioned whether the Kullman site is more appropriate than the JMK site. Charles Hecht gave the professional opinion that the Kullman site is more efficient.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Tom Borkowski, Bill Barr

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

Applicant seeks preliminary and final site plan approval to construct a 204-space parking lot addition and detention basin at the existing research and office facility. This application was declared complete on 7/10/01.

Having paid the requisite application and escrow fees, Glenn Geiger, Esq., introduced himself on behalf of the applicant. He noted that the applicant is proposing a 204-space parking lot expansion.

Mr. Geiger said he would call two witnesses, Richard Palluzi, Facilities Manager for Exxon, and John Palus, P.E. and P.P., Bohler Engineering. The witnesses were sworn.

Exhibit A-1, colored rendering of pages 3 & 5 of the site plan, was marked.

Mr. Geiger called Richard Palluzi. Mr. Palluzi testified that the expansion of the existing parking is requested to accommodate additional employees. The expansion is proposed to the east. There are currently 955 spaces on the site. The total number of spaces after the proposed expansion would be 1159. There are approximately 859 employees and 200 tenants. In addition, here are visitors and contractors utilizing the additional spaces. Since the Mobil merger, there are additional employees, rendering the facility at full occupancy. The proposed parking will support the existing facility.

Mr. Palus was called and his credentials accepted by the Board. Mr. Palus described the site, which is in the ROM-1 zone. The spaces are located to the south of Driveway B as set forth on Exhibit A-1. Mr. Palus described the additional parking.

Mr. Palus noted that the existing lighting fixtures are 30' high with 150-watt lights. Applicant requests permission to duplicate the existing lighting. Mr. Palus testified there would be no impact on the adjacent uses in the area. Further, he indicated if the lights were in compliance with the ordinance, more fixtures would be required. Mr. Teeney noted that the existing lights glow red, appearing as fire, and the fire company is often called as a result. Mr. Palluzi noted that the condition is caused by vapors from the water tower.

The Board noted that compliance with the lighting ordinance is important. The chairman read a letter dated 8/1/01 of the NJ Astronomical Association commending the lighting ordinance.

Applicant agreed to comply with the ordinance as to lighting for the parking lot expansion. Applicant proposed conditional approval, including submission to the lighting expert.

The chairman asked about resolving the lighting issue relating to the glow from the cooling towers. Mr. Palluzi noted that the lighting has been reduced, and the towers must be replaced within the next few years. Applicant agreed to meet with the Board lighting expert to attempt to eliminate the red glow condition related to the cooling towers.

Mr. Palluzi noted that Exxon had made efforts to reduce lighting on the site, including turning off the lights in the parking lots by 9 p.m.

Mr. Palus described the stormwater management measures, and Ms. Reese agreed with the plans.

The Mayor asked about the number of vehicles coming to the building each day. Mr. Palluzi indicated that there is no space within the building to accommodate additional employees. Applicant clarified that all parking would be within the loop road. Applicant confirmed that the facility is well below the ordinance requirement for impervious coverage. According to the applicant, 955 spaces were originally

permitted. There are 1,159 spaces proposed, which computes to 1 per 735, making the proposal more compliant with ordinance requirements.

Amended site plan approval with variance for parking requirements is sought. Motion to grant was made by Chris D'Alleinne and seconded by Pat Papa. Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Tom Borkowski, Bill Barr

*NEW BUSINESS*

1. Mr. Teeney recommended that the vouchers be approved for payment.
2. The chairman made reference to the limitations, which would be imposed by the proposed time of decision rule legislation. He noted that the League of Municipalities does not support the bill. Mr. Drill will prepare a resolution supporting the League of Municipalities position, which will be forwarded to neighboring communities.
3. The Chairman will prepare a letter to neighboring municipalities promoting adoption of a lighting ordinance.
4. The Board addressed the Walnut Pond letter. Ms. Papa confirmed that the Master Plan Review Committee would convene shortly. Ms. Papa will contact Mr. Bolan regarding the road. Ms. Reese suggested that the County engineer also be included since Old Allerton Road is a County road. This matter will be addressed at the meeting of 9/17. The master plan review committee will meet prior to Planning Board decision.
5. The County Smart growth meeting scheduled for 9/24/01 at 7:30 p.m. was noted. Mayor Borkowski will attend and report to the Board.
6. The Board noted that the Board of Education had announced its intention to construct a new school on the Marookian property. The Planning Board indicated a willingness to render advice to Board of Education regarding the design of the new school based upon its research and development of design standards for the Township.

*EXECUTIVE SESSION*

The Chairman read a resolution to conduct an executive session to discuss litigation. Motion was made by Jim Imbriaco and seconded by Chris D'Alleinne with all members in favor. The Board went into Executive Session at 10:15 p.m. Mayor Borkowski recused himself.

*RETURN TO OPEN SESSION*

The Board returned to open session at 10:33 p.m.

Motion was made by Jim Imbriaco and seconded by Marc Melloy to authorize the chairman to authorize an appeal of the order defining the duties of the special master in the Windy Acres matter in consultation with litigation counsel.

*ADJOURNMENT*

The meeting was adjourned at 10:40 p.m.

These minutes were approved 9/4/01.

Alice Oldford  
Secretary to the Board