

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

October 1, 2001

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Marc Melloy, Dan Fennell, Tom Borkowski, Tom Kacedon, Bill Barr
Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Daniel Bernstein, Attorney; Alice Oldford, Secretary.

ABSENT: Sue Dziamara

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 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

Minutes from the meeting of 9/17/01 were approved.

RESOLUTIONS

None

WAIVERS

FROSCHHAUSER, Block 3.03, Lots 3 & 4, 1.864 Ac., C2

Applicant seeks preliminary site plan approval to convert an existing building, formerly used as a motel, to office, sales and service facility for Hunterdon Pool and Patio.

Variances are requested:

- (a) Minimum lot area – 5 acres required; Lots 3 & 4 = 1.864 acres.
- (b) Minimum lot width – 350' required; existing width of Lot 3 is 300', and Lot 4 is 265'
- (c) Minimum front yard – 100' required; existing front yard setback of Lot 3 is 36.56', proposed = 59.10'. The existing front yard setback of Lot 4 is 57.75'.
- (d) Minimum rear yard – 100' required. The existing rear yard setback of Lot 3 is 47.08' to principal structure and 7.63' to garage; proposed to garage is 18'. The existing rear yard setback for Lot 4 is 48.03'.
- (e) Minimum side yard – 75' required. Existing side yard setback of Lot 3 is 26.84' to principal structure; proposed is 21.08'. Existing setback to garage is 10.87'; proposed is 35'.

Marc Melloy recused himself because of his family's relationship with the applicant.

Donald W. Morrow, Esq., introduced himself on behalf of the applicant.

James Hill, P.E., described the project. Mr. Hill noted that the Board of Health has approved re-use of the septic provided the tank is relocated.

Waivers have been requested. Mr. Hill confirmed that the lots would be merged. The Board questioned applicant's engineer as to why a request to waive the EIS has been made. The Board expressed its opinion that an EIS should be provided. In addition, Mr. Bolan requested architectural plans. Further, Mr. Bolan noted that there are 2 variances, which are not per existing conditions as noted on the site plans, and the table should be corrected.

Applicant will provide an EIS and be scheduled subsequently for a work session.

Waiver of Item #30 was granted.

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

WAIVERS AND WORK SESSION

BAPTIST CAMP AND CONFERENCE CENTER, Block 4, Lot 21 & 21.01, Block 3, Lot 13

Application is made:

- (a) For minor subdivision to create a conforming residential lot (Block 4, Lot 21.01) encompassing what is designated as Morgan Cottage adjoining Blossom Hill Road.

- (b) For a conditional use permit for the remaining lands of Block 4, Lot 21. Applicant represents that ordinance requirements are met subsequent to the above referenced minor subdivision.
- (c) For preliminary and final site plan approval for a proposed 12,200 square foot conference building with associated site improvements.

David Coates, Esq., introduced himself on behalf of the applicant.

Alan Thomson, P.E.; Carolyn Neighbor, P.P; Don Smith, Director of the Conference Center were also in attendance.

Mr. Thomson described the request for a minor subdivision. The Camp/applicant requests that the lot with the single family home be subdivided from the balance of the property.

Mr. Bogart described the waiver requests and noted that his office recommends that the waivers be granted. Ms. Neighbor noted that the reason for the subdivision is to bring the property into compliance with conditional use requirements.

Ms. Neighbor reiterated that the subdivision of the residential property would have the effect of making the camp a permitted conditional use.

Camp property is held on both sides of the road.

Motion was made and seconded to grant the waiver requests.
Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Marc Melloy, Dan Fennell, Tom Borkowski, Tom Kacedon, Bill Barr

In addition, applicant requests conditional use approval.

Mr. Thomson described the site plans for the conference center. He further explained the use and noted applicant did not perceive a need to prepare an EIS since there would be minimal environmental impact. The Board noted a need for an EIS. Mrs. Neighbor contended this is the portion of the camp, which is currently developed. and impervious coverage is minimal. Mr. Bernstein suggested that applicant provide an EIS for the portion of the lot that is to be disturbed.

Mr. Bogart observed that a site visit would be helpful. He will help ascertain the area to be included in an EIS submission.

Ms. Neighbor explained the use of the building, i.e., that in the summer it would be used as a health lodge, replacing an existing facility.

The facility would be open to use by other non-profit organizations.

Waiver is requested for submission of a landscape plan. Mrs. Neighbor noted that the building is in the center of the property and is not visible from the road, nor is it visible to the neighbors. The Board agreed to grant the waiver for the landscape plan.

As to the lighting plan, Mr. Thomson indicated that the lights would be on the building and would be shielded.

Waivers for items 21, 26 and 27 are granted for completeness.

Waiver for item 28 is granted for completeness only.

Items 29, 30, 31, 34 are not applicable. Further no new signs are proposed.

Item 30 is granted provided that as-builts are provided prior to issuance of a certificate of occupancy.

As to Fire Department concerns, Mr. Thomson confirmed that the driveways would not be changed from the existing. No parking will be provided on the loop road. A turning radius for the fire truck will be determined.

Mr. Teeney asked about sprinkler system for the building. Mrs. Neighbor said she would follow up with the architect and noted that it is her understanding that it should be sprinkled.

Mr. Bogart observed that he viewed the conference center differently from the camp facility, and he would look for safety assurances. Applicant contended that the usage is as it is currently being used. Ms. Neighbor noted that the facilities and accommodations are being up-graded to meet consumer demand. Further, she indicated that the rooms have been designed for 3 beds to allow more accommodations.

Public hearing was scheduled for 11/5.

Site visit for members of the Board is scheduled for 10/27 at 8:30 a.m. at the Camp. Members will meet in the parking lot on the left.

NEW BUSINESS

1. Mr. Teeney recommended payment of the vouchers, and the Board concurred.
2. Attention was called to the request by the owners of the Walnut Pond facility for a determination regarding the master plan road. Mike Bolan recapped his memo of 1/30/01, explaining the applicant's situation based on the master plan road. There are issues regarding the alignment of the road. Ken Mackiewicz' opinion has been sought regarding the advisability and alignment of the road. The Board expressed sensitivity to the property owners' concerns as to the alignment of the road.

In his memo Mr. Bolan has recommended that the road be built or abandoned. The County engineer has aligned the road with the southern driveway of Immaculate Conception. That would encompass the entire lot. The Board will await the advice of Ken Mackiewicz. The Board secretary will advise owners that we expect an answer within one week.

3. Mr. Bernstein up-dated the Board on the pending Windy Acres litigation. He said motion had been made to have a special master appointed. Mr. Bernstein explained that the motion to appoint a master was granted; however, the duties were not determined. The judge confirmed that the master was appointed to sort through the volume.

As to payment, Henry Hill said initially that P & H would front the money for the costs involving the special master. In the end, he changed his position and argued that the order provide that payment would be based on the winner of the suit. Mr. Bernstein contended that determination of the "winner" if the suit would be difficult.

Submission of the documents had been requested within 30 days. Mr. Bernstein argued that Judge D'Annunzio, as special master, should determine the time frame.

The master will examine the record and note whether there are matters that are unresolved. Mr. Bernstein confirmed that once the master makes recommendations, the Board has an opportunity to make an argument or appeal a decision.

4. Public hearing on the design standards is scheduled for 10/9.

ADJOURNMENT

The meeting was adjourned at 9 p.m.

These minutes were approved 10/9/01.

Alice Oldford
Secretary to the Board