

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: October 8, 2002

PRESENT: Jim Imbriaco, Gerald Teeney, Sue Dziamara, Tom Borkowski, Bill Barr (7:40PM), and Phil Iannitto.

Professionals: Melanie Reese, Engineer; Michael Bolan, Planner; Jon Drill, Attorney; Rebecca D'Alleinne, Administrator.

ABSENT: Marc Melloy, Dan Fennell, Chris D'Alleinne, Antje Doyle and Pat Papa.

CALL TO ORDER

Chairman Jim 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 17, 2002, 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.

OLD BUSINESS

Chairman Imbriaco noted that Vice Chairman Pat Papa had not been able to attend meetings due to an illness in her family, and asked that the Board consider appointing Gerry Teeney to the position of Vice Chairman Pro Tem until Mrs. Papa is able to resume her duties. Sue Dziamara moved and Phil Iannitto seconded a motion to appoint Gerry Teeney to serve as Vice Chairman Pro Tem. The Board concurred unanimously.

Jon Drill suggested that the Board consider formally excusing Mrs. Papa for the absences due to her mother's illness. Sue Dziamara moved and Gerry Teeney seconded a motion to excuse Pat Papa's absences as discussed. The Board concurred unanimously.

Walnut Pond-Master Plan Work Session

Chairman Imbriaco reported that the subcommittee had met and formulated a response to the letters from the landowners dated 4/10/02 and 4/16/02. He noted that this could form the basis of a response to the Mayor and Council. Melanie Reese discussed each request in the letter dated 4/10, and outlined a corresponding response.

Recommendations:

1. Lot will be made whole for development of 16,000 sq. ft. building.
2. Township waives appraisal fee, but not the escrow fee.
3. Township will request that Hunterdon County waive the off-site fee.
4. Council shall determine the disposition of the Runkle house with the advice of the Historic Commission.
5. Lots will be granted access to the new road.
6. Current building will have access to new road and township will fund only site improvements in the road right of way.
7. Township will cooperate to ensure no loss of parking to property.
8. Variances will be granted to the extent that the law allows.
9. Owners will be responsible for normal fees associated with an application.
10. The land will be conveyed to the township.
11. Lot lines of small lots will be merged to adjoining lots.

Tom Borkowski asked about the possibility of a state review of the Runkle House and Jon Drill noted that it only applied if state funds were involved in building the road. Chairman Imbriaco indicated that the subcommittee felt that it would be appropriate for the Council and the Historic Committee to decide the disposition of the house, such as the option of moving the house to the Southwest corner of the property. Safety issues associated with the road were discussed and the traffic consultant's report was referenced. Phil Iannitto asked about zoning issues, and Melanie Reese responded that some waivers would need to be granted. She also noted that the recommendation for impervious cover limit was calculated based on the whole tract, in exchange for the land donation. Melanie Reese discussed the April 16 letter from Unysis.

Recommendations:

1. No loss of development area due to the taking of the land, but limited to 15,000 square feet.
2. Appraisal fee will be waived, but not escrow fee.
3. Township will request that Hunterdon County waive fees.
4. The owners will be assured access to the new road.
5. Township will cooperate within extent of law for rebuilding if needed.

Tom Borkowski discussed the safety issues and asked that the recommendation letter from the Board reconfirm that it is in agreement with the Master Plan, as to the necessity for a road. Sue Dziamara noted that the house is secondary to the safety of the travelling public. Jon Drill noted that if an agreement were made with the owner to

acquire that property, the Township would then be able to save the house as a secondary benefit to building the road. Moving the house was discussed.

Jane Duffy, of Tuckerton, NJ, asked questions about the road and access from the jughandle. Chairman Imbriaco referred to the traffic consultant's report outlining safety issues and traffic flow.

Darin Vogel, Historic Commission member, reported that the Commission would prefer to see the house moved and saved if the road were to be built.

Pat Masterson, West Amwell, discussed safety issues. Jon Drill explained the history of the Master Plan and this application in particular.

The Administrator was directed to consult with Melanie Reese and write a letter outlining the Board's recommendations to the Mayor and Council.

ORDINANCES

Limestone Ordinance & Checklist

Chairman Imbriaco reintroduced the ordinance. Mike Bolan noted that some minor changes had been made as per the suggestions from the prior month's planning meeting. Sue Dziamara asked if a map of the critical water protection area was included in the ordinance, and Mike Bolan indicated that the original map would not change due to this ordinance amendment. A discussion followed concerning the checklist.

Sue Dziamara moved and Bill Barr seconded a motion to approve the ordinance for submission to the Township Council with a recommendation that it be adopted. Members in favor: Jim Imbriaco, Gerald Teeney, Sue Dziamara, Tom Borkowski, Bill Barr, and Phil Iannitto.

Soil Disturbance Ordinance

Chairman Imbriaco discussed the amount of money that the township charges to inspect the soil disturbance for pools. He recommended that soil disturbance plans before the planning board should be separated from those that are not. The Board discussed the amounts charged for application, inspection and performance fees. Chairman Imbriaco asked if the township could enter an annual contract for engineering inspection. Jon Drill discussed the health and safety issues involved. Melanie Reese discussed the amounts of the various fees. It was generally agreed that the fees should be lowered. The ordinance will be redrafted to reflect the structure change.

NEW BUSINESS

1. There will be a site walk at the Daub's Nursery at 8:00AM, on October 12, 2002.
2. Report from Council: There was no report.
3. Open Space: There was no report.
4. Environmental Commission: There was no report.

ADJOURNMENT

Tom Borkowski moved and Gerry Teeney seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:05PM.

These minutes were approved on November 12, 2002.

Rebecca D'Alleinne
Board Administrator