

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

October 9, 2001

PRESENT: Jim Imbriaco, Gerald Teeney, Chris D'Alleinne (late), Sue Dziamara, Marc Melloy, Dan Fennell, Tom Borkowski, Tom Kacedon
Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jay Bohn, Attorney; Alice Oldford, Secretary.

ABSENT: Pat Papa , William Barr, Marc Melloy

CALL TO ORDER

Mr. Imbriaco called the meeting to order at 7:30 p.m.

MINUTES

The minutes from the meeting of 10/1 were approved.

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.

PUBLIC HEARING

Mr. Bolan introduced the community design standards element of the Township master plan. He said master plan amendments were initiated last summer. Mr. Bolan noted that the common theme was to implement more powerful design guidelines. The proposal in place builds on concepts in the State plan and County work promulgated in Preserving Community Design Handbook.

Mr. Bolan pointed out that the momentum for the plans was proposals provided by the professionals recommendations made to the Board. After consideration of the Township's needs, the Board authorized preparation of design guidelines. He noted that

the Planning Board has expressed alarm by the disappearance of the unique appearance of the community. As a result, the Board has decided to take a more proactive approach.

Mr. Bolan indicated that the incoming applications for commercial development have caused the focus. The guidelines ordinance will be a powerful tool to shape the form and pattern of development. It will alert developers to the Township expectations. Emphasis is placed on promotion of a desirable visual effect. Mr. Bolan noted that zones are characterized as Rural, Village, Suburban, Campus and Highway. Board focus is on the Campus and Highway corridors where commercial development is projected. Implementation of the guidelines is through adoption of an ordinance. He confirmed that this will be a dynamic document. The ordinance will be revisited for the purpose of refining and improvement.

The Chairman complimented the professionals for their work and meeting the time guidelines established by the Board. He encouraged Board members to review and comment on the ordinance to expedite its adoption by the Council. The Chairman further affirmed that this work represents the Board's most important task, which is planning for the Township's future.

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

Motion to approve was made by Sue Dziamara and seconded by Tom Borkowski. Members in favor: Jim Imbriaco, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Dan Fennell, Tom Borkowski, Tom Kacedon

The Board commented on the form of the ordinance. Mr. Bolan will revise the ordinance and reconsider on 11/13 with the intention of forwarding it to the Council subsequently. The Board looks forward to adoption by the end of the year.

The professionals commended the Board for its foresight in authorizing preparation of the design guidelines.

Mr. Bolan suggested that the stream corridor preservation ordinance should be ready for Board consideration in November.

NEW BUSINESS

1. Report from Council – None
2. Report from Environmental Commission – Ms. Dziamara reported that the final draft of the Natural Resource Inventory is in the Planning Board office. The Chairman requested a presentation by CTEC.
3. The Fallone application in Clinton Town was referenced. Question was raised why Town of Clinton light poles are 15' and the Township is at 16'.

Mr. Bogart noted that the Town was very concerned with lighting issues.

4. Mr. Teeney recommended payment of the vouchers, and the Board concurred unanimously.
5. Peter Fernandez asked about the status of the tree grant money. The Mayor confirmed that the Council is working on a proposal for planting. Specifications and bid have been prepared. Recommendation will be made to bid the project.

An additional landscaping concern regarding the firehouse has come to Ms. Papa's attention. Citizens have expressed concerns regarding the removal of trees. It was noted that as a result of the contractor's clear-cutting the site, Mary Beth Carter was asked to make recommendations for landscaping the site. However, it appears that the fire company is working with the original landscape plans. Mr. Bogart said he believed it was the intention to follow the plans that were approved, including the landscaping. He further noted that the Council would be discussing completion of the project as a whole. Mr. Teeney clarified that the Planning Board had made recommendations through Ms. Carter to be included in the contract.

CLOSED SESSION

Motion was made and seconded with all members in favor to go into closed session to discuss potential litigation.

The Board went into closed session at 8:15 p.m.

Motion to return to open session was made by Tom Borkowski and seconded by Gerry Teeney with all members in favor.

RETURN TO OPEN SESSION

The Board returned to open session at 8:25 p.m..

Motion was made by Dan Fennell and seconded by Chris D'Alleinne to take action as is appropriate in consultation with JC
Members in favor: Jim Imbriaco, Gerald Teeney, Chris D'Alleinne, Sue Dziamara, Marc Melloy, Dan Fennell, Tom Borkowski, Tom Kacedon

The Board recommends that Dennis Bertland, historical consultant, review the plan.

ADJOURNMENT

The meeting was adjourned at 8:26 p.m

These minutes were approved 10/15/01.

Alice Oldford
Secretary to the Board

