

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: October 14, 2008

PRESENT: Chris D'Alleinne, John Higgins, Jim Imbriaco (7:42PM), Charles Howard, Michael Brady, Phil Iannitto and Phil Sumner.

PROFESSIONALS: Michael Sullivan, Planner, Jay Bohn, Attorney, Mark Hewitt, Architect, Jeff Keller, Environmental Expert and Rebecca D'Alleinne, Administrator.

ABSENT: Nick Corcodilos, John Sladicka and Sharon Simmons.

CALL TO ORDER

Chairman D'Alleinne called the meeting to order at 7:38P.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 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 1st 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

John Higgins moved and Michael Brady seconded a motion to adopt the minutes of September 2, 2008 as written. The Board concurred unanimously.

Charles Howard moved and Michael Brady seconded a motion to adopt the minutes of September 9, 2008 as written. The Board concurred unanimously.

RESOLUTION

NEW YORK LIFE, Block 3, Lots 3, 26 & 30

Resolution #2008-17, Application #2008-18

Jim Imbriaco moved and Charles Howard seconded a motion to approve the resolution as corrected. Members in favor: D'Alleinne, Higgins, Iannitto, Brady, Imbriaco and Howard.

PUBLIC HEARING

COMMONS ON PAYNE, Block 90, lot 2

Walter Wilson, Esq. introduced himself on behalf of the applicant. He reported that the applicant had redesigned the project and needed input from the Board. He stated that there were three concept ideas. Exhibit A-6(Concept A), Exhibit A-7(Concept B) and Exhibit A-8 (Concept C) were marked in to evidence. Radim Kucera, engineer, was sworn as an expert and the Board accepted his credentials. He displayed the original design that had been submitted at the previous public hearing and explained that the applicant's professionals had met with the Board professionals. He stated that there were some environmental constraints on the property. Mr. Kucera displayed Concept A, and expressed the opinion that it was an efficient use of the impervious coverage. He pointed out the wetlands and state open waters on the site. He noted that the septic systems could not be closer to the property line, due to a well on the neighboring property. Mr. Kucera sketched the retention basin flow, noting that the buildings were 8000 sq feet and narrow. He displayed Concept B, and indicated that there would be a dead-end parking area and one larger detention basin. He commented that Concept A was less curved and more geometric in design. Mr. Kucera displayed Concept C, which consisted of two narrow buildings with one detention basin. He stated that all three layouts would need a design waiver from the side yard and front yard setback. Mr. Kucera indicated that the septic system mound could be bermed to look like a landscape buffer. Walter Wilson stated that there were no other variances needed. He discussed the location of the septic system.

James Cosgrove, environmental expert, presented his credentials, which were accepted by the Board. He noted that he favored Concept A, because the stormwater management was distributed over three basins, with a detention basin below them for large storms. He stated that the concept also had less impervious coverage, noting that Concept B had 3855 additional square feet and that Concept C had 6656 more. Concept A had 18,139 sq feet of parking and non-roof impervious. He expressed the opinion that the design of Concept A was better from an environmental perspective. Mr. Cosgrove discussed the direction of the groundwater flow to the stream on the site. Water for fire suppression would come from the Town of Clinton, and from an onsite well for potable water. Jim Imbriaco asked about the well ordinance and Dr. Nenna noted that an aquifer study had been run on the property as a whole. Phil Iannitto asked whether there could be trees in the detention basins, and Mr. Cosgrove noted that he envisioned trees there. Jeff Keller asked whether the proposed drainage stepped down the property and Mr. Cosgrove responded that Concepts B and C would have to be built up to accommodate the stormwater management basin. Dr. Keller expressed the opinion that the design of Concept A would integrate better with the slope of the property and minimize the need for cuts and fills.

Phil Sumner asked about flexibility of the two different proposed building shapes. Mark Hewitt noted that there were advantages to a narrower building, such as ventilation and having a traditional pitched roof. He noted that it would give the architect more design options and expressed the opinion that Plan A allowed the space to be fronted with trees in the parking areas and in both the bio-retention basins. Mr. Hewitt discussed the fact that the Route 31 Corridor Design Standards did not fit the rural landscape on Payne Road. He expressed the opinion that it would be excessive if the length of the buildings

were not broken up visually. Chairman D'Alleinne asked for the dimensions of the buildings in Concept B. They would be 40 feet x 100 feet. Dr Nenna stated that a wider building would push the septic system into the setback and that retaining walls would be necessary. Jim Imbriaco commented that both sides of the building should have windows. Chairman D'Alleinne commented that he liked the rectangular building design. Brent Krasner expressed a preference for Concept A, because it broke up the parking area, but that he also liked having the building close to the road. Chairman D'Alleinne stated that the issue was that there should be a transition area between the commercial and the residential areas on Payne Road. Radim Kucera commented that the layout of Concept A would reduce the impact of the building to the people passing by. Mark Hewitt indicated that the buildings formed a shape and that the ends of the buildings could be attractive to the street. He further commented that the trees on the upper part of the site would give a strong street edge to the property.

The Board expressed a preference for Concept A. Chairman D'Alleinne stated that the stormwater system and design of site in Concept A were preferred. Phil Iannitto discussed breaking up the roofline. It was determined that the applicant would bring a further revised concept plan. Charlie Howard asked for a conforming plan also, so the Board could compare that to the proposal. Chairman D'Alleinne noted that in the past the Board had asked for both a conforming and non-conforming plan for comparison. The Public Hearing was continued to December 1, 2008 with extension of time granted to the Board until January 31, 2009.

REPORTS & ASSIGNMENTS

1. Report from Council: Charles Howard reported that the Council had addressed the October 8th version of the fence ordinance and that there had been considerable discussion on the issue. Several of the council members had met with the ordinance committee. Jim Imbriaco noted the council members had philosophical issues in that the ordinance created more regulations and that they weren't comfortable with any limitation on a homeowner's right to put a fence in the front yard. He reported that he had brought a 1994 Street and Road Study and the Design Standards to the meeting. He indicated that he wasn't sure how they felt. Mr. Imbriaco stated that he had explained the proposed clear cutting ordinance on homeowners' property. He commented on fences in the front yard and balancing the interests of the community. He indicated that there were had been two changes to the ordinance since the Board had last met. Jim Imbriaco stated the definition of wall in the code covered masonry, so the words "and walls" should be eliminated. Charles Howard stated that two members of the council had a concern over any restrictions over front yard fences, but that he and the mayor were in favor of the ordinance. He stated that as a member of the Planning Board, he was in favor of presenting the October 8th version to the Council. John Higgins discussed being proactive and the aesthetics that the Planning Board was trying to maintain. The cost of a variance was discussed. Jim Imbriaco commented that the meeting with the Council members had been a productive discussion. Jim Imbriaco moved and John Higgins seconded a motion to send the October 8, 2008 draft of the fence ordinance to the Council with a

recommendation for its adoption. Members in favor: D'Alleinne, Higgins, Iannitto, Brady, Imbriaco, Howard and Sumner.

2. Report from Open Space: There was no report.
3. Report from Environmental: There was no report.
4. Chairman D'Alleinne discussed the letter from Sue Dziamara concerning transportation strategies. Jim Imbriaco discussed the Bike Plan and expressed an opinion that he would like to see it continued.

ADJOURNMENT

Charles Howard moved and Jim Imbriaco seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:12PM.

These minutes were approved on November 3, 2008.

Rebecca E. D'Alleinne
Administrator