

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

OCTOBER 15, 2001

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Tom Borkowski, Tom Kacedon, Bill Barr
Professionals: Robert Bogart, Engineer; Michael Bolan, Planner; Jon Drill, Attorney; Alice Oldford, Secretary.

ABSENT: Marc Melloy, Chris D'Alleinne

CALL TO ORDER

Chairman 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.

APPROVAL OF MINUTES

The Minutes of the meeting of 10/9/01 were approved.

RESOLUTIONS

GENESIS BUILDING, Resolution No. 2001-30 (10/12)

Motion was made by Pat Papa and seconded by Sue Dziamara.

Mr. Bolan offered a correction.

A condition for payment of the Mt. Laurel development fee will be added.

Members in favor: Sue Dziamara, Gerry Teeney, Bill Barr, Pat Papa.

Members opposed: None

EXXON MOBIL, Resolution No. 2001-34

Glenn Geiger, Esq., attorney for Exxon Mobil, appeared and indicated his client found the resolution acceptable

According to Mr. Bolan the resolution must reference the development fee.

Motion for approval was made by Gerry Teeney and seconded by Pat Papa

Members in favor: Pat Papa, Gerry Teeney, Tom Kacedon, Bill Barr, Jim Imbriaco

Members opposed: None

COMMUNITY DESIGN STANDARDS

Motion to adopt was made by Pat Papa and Sue Dziamara

Mike Bolan introduced changes

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Tom Borkowski, Tom Kacedon, Bill Barr

Members opposed: None

COMPLETENESS AND WAIVER REQUESTS

CLINTON FORD, Block 69, Lot 2 (2.861 acres) C-1 zone

Applicant seeks to install a second means of access from Halstead Street to an existing improved site.

Walter Wilson, Esq., appeared on behalf of the applicant.

He amended the application to reflect the change in ownership to 1705 Bedford Falls LLC.

Mr. Wilson gave a history of the application. The site is the Clinton Ford site developed originally by Stewart Lasser. Mr. Lasser did not wish to have an access to Halstead Street. Per Mr. Wilson. Lasser did not wish to undertake the improvement to the Township road. There was evidence of cars shortcutting over the grass to access the dealership. According to Mr. Wilson, during dualization of Rt. 31, the NJDOT cut a path for the sake of access. Subsequently, customers requested leaving the driveway open for the sake of convenience.

Mr. Wilson said there were informal discussions with the previous Mayor as to keeping the driveway open. No formal application or agreement was made. Subsequently, the zoning officer gave notice that the driveway was in violation and eventually issued summons to close the driveway.

The application before the Board is to formally open the driveway utilizing a design standard, which is acceptable to the Board professionals. Applicant does not wish to do a major site renovation according to Mr. Wilson.

The owner has indicated that he would be inclined to undertake site improvements at a future date, at which time site plan would be submitted. Mr. Wilson observed that if the

Board is not inclined to entertain application for the driveway, the applicant would be willing to close the driveway.

Mr. Bogart recalled Mr. Lasser 's previous application. He said at that time the township was disinclined to have the back of the property in view of Halstead Street travelers. Bogart's office reviewed the current application with the original approval and found there were differences from the approved site plan.

Ms. Papa expressed discomfort with waiving site plan and approving the driveway. The Board noted that the site is currently non-conforming, and the Board is not inclined to entertain the plan for the driveway.

The Board denies waiver of site plan and completeness of application.

Motion was made by Pat Papa and seconded by Sue Dziamara.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Tom Borkowski, Tom Kacedon, Bill Barr

Members opposed: None

OLD BUSINESS

The Board considered the Walnut Pond request for a determination regarding the master plan road. The TRC report suggests a more southern location, and confirmed that the road should be continued in the master plan. The County has taken a position on the southern location for the sake of adequate sight distance. Constructing this road would keep traffic off Rt. 31. It would make a significant improvement for Beaver Brook residents accessing Annandale.

Mr. Bogart confirmed that typically an applicant would bear the cost of constructing a road. Further, he indicated that it would be a safety issue. A grant application would be likely to be favorably reviewed because of the safety issue.

Mr. Board said the Board should notify the applicant that if they were to propose development of the property, they would have to consider the installation of the master plan road. Board secretary will prepare a letter notifying the applicant of the Board's decision.

NEW BUSINESS

1. Report from Council – none
2. Open Space – Mr. Barr expressed thanks to the Mayor and Engineer for smoothing some bicycle path grant issues.
3. Environmental Commission – Ms. Dziamara said that the NRI is being finalized. Further, she said the Commission has also met with Mike Bolan regarding a stream

corridor ordinance. Expectation is that the stream corridor ordinance should be ready for hearing in November.

3. Secretary will remind Board members of the site visit for the Baptist Camp on 10/27.
4. Mr. Teeney recommended payment of vouchers. All members were in favor.
5. David Mills, zoning officer, addressed the Pacesetter subdivision citing the fact that the developer is using concrete curbs instead of Belgium block as is used customarily in the vicinity. Question was raised as to what was approved on the site plan. Mr. Bogart will review the site plan and check with the County as to its recommendation.
6. As to the Windy Acres litigation, Pulte has sought permission to amend the complaint to include the Township as a defendant. The judge has not signed an order relating to the special master.

ADJOURNMENT

The meeting was adjourned at 8:45 P.M.

These minutes were approved 11/5/01.

Alice E. Oldford
Secretary to the Board