

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

DATE: October 21, 2002

PRESENT: Jim Imbriaco, Dan Fennell, Gerald Teeney, Sue Dziamara, Marc Melloy, Antje Doyle, Tom Borkowski, Bill Barr(8:10 p.m.) and Phil Iannitto.
Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jon Drill, Attorney; Rebecca D'Alleinne, Administrator.

ABSENT: Chris D'Alleinne and Pat Papa.

CALL TO ORDER

Chairman Jim 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 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.

MINUTES

Tom Borkowski moved and Gerry Teeney seconded a motion to approve the minutes from the meeting of 10/7/2002, as written. The motion passed unanimously.

RESOLUTIONS:

Resolution #2002-18, AT&T Wireless (Site 19) Kullman Industries, Block 7, Lot 33 Dismissal Without Prejudice

Sue Dziamara moved and Marc Melloy seconded a motion to approve the dismissal without prejudice. Members in favor: Jim Imbriaco, Gerry Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Antje Doyle, and Phillip Iannitto.

**Resolution #2002-20 Cokesbury Meadows (Ferruggia Assoc.), Block 12, Lot 23.01,
Submission Waivers Approval**

Dan Fennell moved and Phil Iannitto seconded a motion to approve Resolution #2002-20. Members in favor: Jim Imbriaco, Gerry Teeney, Dan Fennell, Tom Borkowski and Phillip Iannitto.

PUBLIC HEARING

**Cokesbury Meadows (Ferruggia Associates) Block 12, Lot 23.01
Application for Final Subdivision Approval**

Lloyd Tubman, Esq. introduced herself on behalf of the applicant. She noted that the applicant was seeking a final subdivision approval based on a preliminary approval dated February 13, 2001. She noted that revised preliminary subdivision plans had been submitted and signed. Ms. Tubman discussed a proposed agreement to exceed RSIS standards and listed the documents submitted to the Board as a part of the application, which have been approved by the Township Attorney. She referred to a review letter from RC Bogart & Associates and introduced Engineer Steven Parker, who was duly sworn. The Board accepted his credentials. Mr. Parker noted that the applicant would comply with all of the comments raised in the Bogart letter.

Ms. Tubman raised the issue of easements and restrictions being listed on the map. The scale of the map was discussed and Ms. Tubman indicated that the restrictions could be noted in the chain of title. Jon Drill indicated that the requirement had been created by the board so that owners could see the restrictions on the map. Mr. Parker described the map in detail. After discussion, Mr. Parker indicated that the map could be enlarged to fit on a larger sheet of paper, which would allow for the inclusion of the restrictions. No one was present from the public. Marc Melloy moved and Sue Dziamara seconded a motion to close the Public Hearing. There were no questions from the Board members. Marc Melloy moved and Antje seconded a motion to approve the application for final subdivision.

Members in favor: Jim Imbriaco, Gerry Teeney, Sue Dziamara, Dan Fennell, Marc Melloy, Tom Borkowski, Antje Doyle, and Phil Iannitto.

NEW BUSINESS

1. Mr. Teeney recommended payment of the vouchers, and the Board unanimously concurred.
2. Report from Council: Antje Doyle noted that the Council would like to have the Planning Board submit an article to the Township Newsletter. Marc Melloy will write the first article.
3. Website: The Board discussed the Township Website and Becky D'Alleinne noted that she would be the administrator of the Board's portion of the website and

uploading the minutes and agendas. Mayor Borkowski recommended that Chairman Imbriaco contact Bruce Carstensen and Marc Melloy volunteered to do so.

4. Mayor Borkowski read a statement indicating that he had met with DEP Commissioner Campbell to discuss the proposed Clinton East wastewater treatment plant. He reported that they discussed the fact that the township had provided Rockaway Creek water quality information to the DEP. Mr. Borkowski asked the commissioner about resolving the C-1 Water Quality status before the permit is issued for the treatment plant. Mayor Borkowski further reported that Clinton Township is negotiating a buyout with Pulte Homes to resolve litigation. He noted that he realizes that the Township has an obligation to build the COAH units and is investigating buying enough land to build 145 units. His hope is that the DEP would help to set aside the remainder of the acreage as environmentally sensitive.

Mayor Borkowski reported that he had asked Commissioner Campbell about the status of the NJPDES permit and the status of the stream reclassification. Commissioner Campbell indicated that the NJPDES permit had not been signed and that the reclassification order had been signed and would be published on October 17, 2002.

5. Chairman Imbriaco discussed the Water's Edge access to Route 31 and reported that a construction vehicle turning left into the subdivision had caused a fatal accident. Bob Bogart reported that he had spoken to John Coley who suggested that more information be gathered about the situation. He commented on the historical concerns of the Board concerning left hand turns onto the site and noted that he had spoken with DOT. Mr. Bogart noted that a DOT access permit had been issued for the sales trailer, but not for the site. Discussion ensued concerning the wording of the resolution which stated that access was permitted only in an emergency situation. Mr. Bogart reported that he had sent a letter to Mr. Karmatz requesting information about jughandle access and stated his opinion that the developer should open the jughandle access immediately. The administrator was directed to send a letter to Orleans requesting their attendance to provide further information on the situation.
6. Bicycle Committee: Bill Barr reported that two public meetings will be held to discuss the Bike Path on Red Schoolhouse Road and Lilac Drive.
7. Environmental Commission: Sue Dziamara reported that she was working with the Open Space Committee to produce a series of maps to help to prioritize land acquisition.

ADJOURNMENT

Marc Melloy moved and Antje Doyle seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:37PM.

These minutes were approved on November 12, 2002.

Rebecca D'Alleinne
Planning Board Administrator