

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE: November 5, 2007

PRESENT: Michael Brady, Bill Honachefsky, Sr., Jim Imbriaco, Nick Corcodilos, Chris D'Alleinne, Phil Iannitto, John Sladicka (7:42PM), Charles Howard and John Higgins.

PROFESSIONALS: Dan Bernstein, Attorney, Cathleen Marcelli, Engineer, Michael Sullivan, Planner, Brian Bosenberg, Landscape Architect, and Rebecca D'Alleinne, Administrator.

ABSENT: Marvin Joss and Sharon Simmons.

CALL TO ORDER

Chairman Brady called the meeting to order at 7:30P.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 18, 2007, 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

Nick Corcodilos moved and Jim Imbriaco seconded a motion to approve the minutes of September 17, 2007, as written. The Board concurred unanimously.

Jim Imbriaco moved and John Higgins seconded a motion to approve the minutes of October 1, 2007, as written. The Board concurred unanimously.

COMPLETENESS WAIVERS HEARING

PATTEN/FAIRWIN FARMS, Block 87, Lot 6

Ranu Shevde, Esq. introduced herself on behalf of the applicant. She explained the background of the proposal. Bill Honachefsky asked about a soil log for a septic system. Ms. Shevde indicated that they had been submitted. Engineer William Bodwell was sworn, and pointed out the location for septic system on a site plan. Jim Imbriaco

moved and Chris D'Alleinne seconded a motion to grant the checklist waivers as requested. The Board concurred unanimously.

PUBLIC HEARINGS

URBAN DEVELOPMENT/BANK, Block 75, Lot 2

Chairman Brady announced that the Public Hearing was continued at the applicant's request until December 3, 2007 and the applicant granted an extension of time within which the Board must act to December 31, 2007.

ORLEANS/WATER'S EDGE, Block 68, Lot 9

The Board discussed Meryl Gonchar's letter concerning the buffer planting on the DOT property. Nick Corcodilos expressed concern about the agreement, commenting how difficult the process had been and stated that he preferred Ms. Gonchar's option # 2. He noted that there would be no guarantee after two years and commented that there was a risk that the settlement could be jeopardized. He expressed the opinion that after two years, the trees most likely to survive would be on the DOT property. The Township would have no option to replant without homeowners permission after two years. Brian Bosenberg agreed with the mayor's position, noting that Orleans' landscapers were already planting the rest of the buffer. Bill Honachefsky discussed indemnification of DOT. Dan Bernstein commented that it would take time to work out the indemnification. Brian Bosenberg noted that an inspection would be done by his office just before the two year period was over, in order to determine which trees or bushes needed to be replaced. He stated that the buffer along Route 31 was important to the township. Indemnification was discussed. It was noted that Option 2 did not indemnify the DOT. Brian Bosenberg stated that it was a win/win situation. Orleans would provide indemnification to the DOT. Nick Corcodilos moved and Jim Imbriaco seconded a motion to adopt an amended resolution to approve Option 2. The Board concurred unanimously.

REPORTS & ASSIGNMENTS

1. Ordinance #943-07—Nick Corcodilos explained the intent of the ordinance and how the new municipal building would be laid out. He discussed the costs and the timetable for moving.
2. Stormwater recharge--Jim Imbriaco discussed the issue that had been raised by the Board of Adjustment and noted that the issue was already addressed in the Master Plan and the ordinance. He indicated that the committee did not suggest any changes. Mr. Imbriaco reported that an applicant must present a proposed plan and that it would be a considered a condition of approval. Mr. Sullivan commented that the plan would be reviewed by the professionals. Bill Honachefsky discussed the role of CTEC and wondered how a plan would be monitored. Jim Imbriaco commented that CTEC should have a list of mitigation projects. Bill Honachefsky discussed karst topography in the area, well head protection and low flow channels in detention basins.

3. ECHO Subcommittee: Michael Sullivan discussed the memo that he had sent concerning the issue and listed the pros and cons. He noted that the township would not receive credit for low income housing from the ECHO units and would generate a COAH obligation. There would be an administrative cost to the township. He indicated that there had not been a large demand and that it was not advantageous to the town. John Sladicka commented on the Readington Township program. Michael Sullivan noted that applicants must be income qualified and that there are regulations for zoning and installation. The Board determined not to pursue the matter.
4. Renda Rezoning: Charles Howard reported on the alternatives for the Renda request. Various options for zoning were discussed. He reported that Michael Sullivan would be providing further information and that the subcommittee would need to meet again.
5. Report from Council: Nick Corcodilos reported that the Council would be introducing an ordinance to control stormwater drainage between residential properties. Charles Howard discussed the CRC settlement, noting that the matter would be addressed at the November 19, 2007 meeting.
6. Report from Open Space: Bill Honachefsky reported that the DEP would send a geologist to look at abandoned mines in the township area.
7. Report from Environmental Commission: Bill Honachefsky discussed the gypsy moth infestation. Nick Corcodilos stated that the state had recommended that the township should spray. He discussed the effectiveness of the chemical solution, alternative treatments and the consequences. He noted that the Council had not yet made a decision.

NEW BUSINESS

1. Charles Howard moved and Jim Imbriaco seconded a motion to approve the vouchers. The Board concurred unanimously.
2. Chairman Brady discussed the November 13, 2007 Planning Meeting. It was determined to cancel the meeting as many members and professionals would be unavailable.
3. Chairman Brady discussed the 2008 Budget initiatives and asked for suggestions from members. Bill Honachefsky discussed impervious cover maps and wellhead protection.

ADJOURNMENT

Jim Imbriaco moved and Phil Iannitto seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 8:45PM.

These minutes were approved on November 19, 2007.

Rebecca E. D'Alleinne
Administrator