

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

November 5, 2001

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Marc Melloy, Tom Borkowski, Tom Kacedon, William Barr
Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Dan Bernstein, Attorney; Anthony Castillo, Environmental Consultant; Alice Oldford, Secretary.

ABSENT: Sue Dziamara, Dan Fennell

CALL TO ORDER

Chairman Imbriaco called the meeting to order at 7:35 p.m.

MINUTES

The minutes from the meeting of 10/15 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.

RESOLUTIONS

1. FROSCHHAUSER, Block 3.03, Lots 3 and 4
Completeness and waivers re site plan.
Motion to adopt was made by Pat Papa and seconded by Chris D'Alleinne.
Members in favor: Pat Papa, Gerry Teeney, Chris D'Alleinne, Tom Borkowski, Tom Kacedon, Bill Barr
2. AMERICAN BAPTIST CHURCHES OF N.J., Block 4, Lots 21 and 21.01
Completeness and Waivers re Minor Subdivision.
Motion to adopt was made by Pat Papa and seconded by Chris D'Alleinne.

Members in favor: Pat Papa, Gerry Teeney, Chris D'Alleinne, Marc Melloy, Tom Borkowski, Tom Kacedon, Bill Barr

Completeness and Waivers re Conditional Use and Site Plan.

Motion to adopt was made by Pat Papa and seconded by Chris D'Alleinne.

Members in favor: Pat Papa, Gerry Teeney, Chris D'Alleinne, Marc Melloy, Tom Borkowski, Tom Kacedon, Bill Barr

WAIVERS AND WORK SESSION

1. FROSCHHAUSER, Block 3.03, Lots 3 & 4, 1.864 Ac., C2

Filed: 8/30/01

Incomplete: 9/12/01

Incomplete with Waivers: 9/26/01

Applicant seeks preliminary site plan approval to convert an existing building, formerly used as a motel, to office, sales and service facility for Hunterdon Pool and Patio and the sale and rental of skis, snowboards, sale of ski clothing and items related thereto.

Variances are requested:

- (a) Minimum lot area – 5 acres required; Lots 3 & 4 = 1.864 acres.
- (b) Minimum lot width – 350' required; existing width of Lot 3 is 300', and Lot 4 is 265'
- (c) Minimum front yard – 100' required; existing front yard setback of Lot 3 is 36.56', proposed = 59.10'. The existing front yard setback of Lot 4 is 57.75'.
- (d) Minimum rear yard – 100' required. The existing rear yard setback of Lot 3 is 47.08' to principal structure and 7.63' to garage; proposed to garage is 18'. The existing rear yard setback for Lot 4 is 48.03'.
- (e) Minimum side yard – 75' required. Existing side yard setback of Lot 3 is 26.84' to principal structure; proposed is 21.08'. Existing setback to garage is 10.87'; proposed is 35'.

Donald W. Morrow, Esq., introduced himself on behalf of the applicant. Mr. Morrow said in response to the Board's incomplete determination, EIS and architecturals had been submitted.

In addition, application had been amended to include the sale and rental of skis, snowboards, sale of ski clothing and items related thereto.

Motion to determine the application complete was made by Chris D'Alleinne and seconded by Tom Kacedon.

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Tom Borkowski, Tom Kacedon, William Barr

Mr. Morrow said the two lots comprising this application will be merged. Mr. Morrow addressed letters from the professionals. James Hill, P.E. was introduced. Mr. Hill showed the lighting and landscaping plan, pages 4 of 6 of the submission, and described the proposed changes. Mr. Teeney asked the width of the rear road, which Hill confirmed would be paved and 18' in width for fire access.

One free standing sign is proposed. Mr. Hill confirmed that the lighting would conform to the lighting ordinance. Plans will be submitted to the Board lighting expert. Mr. Hill suggested that there would be a small area devoted to outdoor display. Applicant will check on the status of the billboard. Mr. Bernstein suggested that the billboard be removed at the termination of the lease.

Mr. Morrow noted that the building would be remodeled. Mr. Hill said extensive improvements would be undertaken. He said architectural plans show the proposal, and the architect will review and consider the new guidelines. The Board will provide a copy of the guidelines.

Mr. Hill confirmed the intent is to limit the area of outdoor display. Mr. Morrow confirmed that the architect would detail the proposed outdoor display. Mr. Bolan noted that the ordinance does not allow outdoor display. The Board commented that applicant should meet the spirit of the community design standards, the lighting ordinance and the provisions of the ordinance as to outdoor display.

Architecturals will be submitted to Carter Van Dyke Associates for review on behalf of the Board. Ms. Papa noted that the Board encourages screening.

Responding to questions as to variance requests posed by the Mayor, Mr. Hill pointed out that the front and rear yard setbacks actually overlap. The Mayor wondered whether the intensity of the use is appropriate. Mr. Hill contended that the use is not more intense but rather re-arranged on the lot. Mr. Morrow pointed out that there is a pre-existing structure on the lot. Combining the lots makes the project more conforming.

Mr. Froschhauser has provided MDSD to address storage of chemicals.

The Chairman recapped the revisions that would be required.

The public hearing was scheduled for 12/3.

PUBLIC HEARING

- (a) For minor subdivision to create a conforming residential lot (Block 4, Lot 21.01) encompassing what is designated as Morgan Cottage adjoining Blossom Hill Road.
- (b) For a conditional use permit for the remaining lands of Block 4, Lot 21. Applicant represents that ordinance requirements are met subsequent to the above referenced minor subdivision.

- (c) For preliminary and final site plan approval for a proposed 12,200 square foot conference building with associated site improvements.

Having paid the requisite application and escrow fees and jurisdiction having been established, David Coates, Esq., introduced himself on behalf of the applicant.

Mr. Coates explained that applicant is seeking a minor subdivision, conditional use and preliminary and final site plan. Mr. Coates introduced witnesses: Donald Smith, Director; Carolyn Neighbor, PP; Alan Thomson, P.E., who were sworn.

Mr. Coates called Donald Smith. Mr. Smith testified that he is the director of camping for the American Baptist Conferences of New Jersey. He is the director at the center in question. The camp has been in existence since 1950. Mr. Smith described Lot 4 on the south side of Blossom Hill Road and Lot 3 on the north side. Mr. Smith said most of Lot 4 is undeveloped. The conference center is on the north side.

Mr. Smith noted that the center is run year round, including camping in summer. The conference center is available for rent for various non-profit organizations. The conference center is comprised of kitchen, dining hall, sleeping quarters and meeting facilities. Children's camping is done in the summer. During the summer 2001, 760 campers attended the camp, approximately 150 children per week.

The minor subdivision plat last revised 8/22, was marked A-1. Mr. Smith said the conference center is not shown on the exhibit.

Mr. Smith testified that over time a need has been expressed for additional accommodations as the desire for more private sleeping and bathroom facilities has been identified. Smith contended that the use is not changing, only the clientele.

Mr. Bernstein asked about the numbers for the conference/retreat use. Mr. Smith testified that although the number of groups has increased, the number of people has decreased. Mr. Smith observed that the conferencing is mostly used on weekends. There is one large group of approximately 200 people, which uses the facilities annually. Typically, the use is for groups of 35-40. The proposal is to increase the beds by 48.

In addition to the conference use, the new building will be used as an infirmary for the campers in the summer.

Alan Thomson, was called and his credentials accepted. Mr. Thomson identified the lot to be subdivided. He said no variances are requested.

Carolyn Neighbor, P.P., was called Ms. Neighbor confirmed that with approval of the minor subdivision, the applicant would be presenting a conforming conditional use. Ms. Neighbor explained the standards provided by the ordinance. She said the

camp is under the allowed density of 318. The camp facilities provided for up to 250 people. All the other requirements and setbacks are met. Ms. Neighbor confirmed that an existing buffer will be maintained. Lighting is limited to doorway entrance lighting under the porches.

As to preliminary and final site plan, Mr. Thomson introduced Exhibit A-2, sheet 3 of 6, grading, drainage and utility plan dated 6/12/01. Mr. Coates confirmed that an EIS and drainage calculations had been submitted. Mr. Castillo noted that Board Environmental consultant, Thonet Associates, is satisfied with the submissions.

Mr. Thomson said the building proposed is 12,500 square feet. It will have 48 beds. The building is L shaped. The building is proposed north of Blossom Hill Road. Mr. Thomson described the building and access. According to Thomson, the topography flows toward an existing lake, which actually functions as a detention basin.

Stormwater management calculations, marked A-3, encompass Mr. Thomson's testimony.

Exhibit A-4, Environmental Impact Statement, was marked
Mr. Thomson contended the impact is minimal.

Ms. Neighbor referenced the trees, which would need to be removed. She acknowledged Mr. Fernandez' review. Ms. Neighbor confirmed that the building would not be visible by adjacent property owners. She noted that the area is buffered by existing vegetation. Sheet 1 of 6, cover sheet, was marked A-5. Ms. Neighbor testified that the camp held an open house for the neighbors, who were satisfied with the plans.

Mr. Smith said there are currently no complaints from the neighbors as to noise, traffic or lighting.

Ms. Neighbor suggested that the glass on the building is expected to be clear.

Architectural plans were marked A-6. Ms. Neighbor described the L shaped building, which would not have a kitchen. There would be a lounge area + bedrooms. There is handicapped accessibility. Each room will have 3 beds and a full bath. Ms. Neighbor described the building as conforming to the existing structures on the site. The basement is walkout. Windows open for emergency purposes. Ms. Neighbor confirmed that this new facility is an adult facility. No sprinkler is proposed. Mr. Teeney strongly recommended installation of sprinkler system. Ms. Neighbor said it is not required. She also confirmed that there are multiple means of egress.

Total on-site parking is unconfirmed. The lot is gravel and not striped. Ms. Neighbor confirmed there is parking in various places on the site.

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

The Chairman summarized the applications sought.

Mr. Teeney suggested that the building be sprinkled.

Motion to approve minor subdivision was made by Pat Papa and seconded by Marc Melloy

Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Marc Melloy, Tom Borkowski, Tom Kacedon, William Barr

Motion to approve conditional use and preliminary and final site plan subject to design waiver not to pave or curb parking, including 9/27 report of RCBA and Banisch report of 11/1, was made by Pat Papa and seconded by Chris D'Alleinne. Members in favor: Jim Imbriaco, Pat Papa, Gerald Teeney, Chris D'Alleinne, Marc Melloy, Tom Borkowski, Tom Kacedon, William Barr

OLD BUSINESS

Ordinances for design standards and stream preservation corridor will be considered at the next meeting.

NEW BUSINESS

1. Cokesbury Meadows has requested an extension of time for signing preliminary plans. The Board granted the extension.
2. Report from Council – Mr. Kacedon said the Council is considering removing its accounts totaling more than \$1 million dollars from Commerce Bank as a result of the bank's lawsuit against the Board.

Up-date on tree grant application. The Council voted to bid the tree grant. Peter Fernandez must prepare bid specifications. Mr. Bogart will follow up with Peter Fernandez.

3. Report from Environmental Commission – The Board would like to invite Princeton Hydro to attend the meeting on the 19th to show what the NRI consists of and how to use it. Alice will bring the computer.
4. Mr. Teeney recommend approval of the vouchers for payment, and the Board concurred.
5. Up-date on Windy Acres. Mr. Bernstein told the Board that two motions were filed, one to include Clinton Township as party defendant and the other to allow CTCC to join as an intervening party. Mr. Bernstein said the Board supported the motion made by Clinton Township Citizens' Coalition to intervene in the lawsuit, and Judge Bernhard allowed the CTCC amendment.

Mr. Bernstein said although the Board opposed adding Clinton Township as party defendant, Judge Bernhard agreed to allow plaintiff to add Clinton Township as party defendant.

Mr. Bernstein said there was a meeting today with Judge D'Annunzio, special master. It was agreed that each side would write a brief. The special master's bill would be submitted at the end of the case. Judge D'Annunzio is compensated at \$350/hour. D'Annunzio is empowered to make recommendations to Judge Bernhard.

6. The Chairman addressed Bogart correspondence regarding Walnut Pond. Mr. Bogart confirmed that the owners had met with him in an effort to determine the impact of the master plan road. Bogart referenced the ordinance as to the road. Mr. Bogart suggested that an attempt be made to resolve the issues prior to an application being submitted. Further, he recommended that the Board professionals meet to determine the location of the road. The owners will share in the cost by placing an escrow.

Mr. Bogart suggested that there be some commitment from the Board to contribute to the fees with each property owner contributing 1/3 and the Planning Board contributing 1/3.

The Board will not make a decision tonight, but this matter will be considered at the Board's work session.

ADJOURNMENT

The meeting was adjourned at 10 p.m.

These minutes were approved 11/13/01.

Alice Oldford
Secretary to the Board