

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD

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PUBLIC MEETING

November 13, 2001

PRESENT: Jim Imbriaco, Pat Papa, Gerald Teeney, Sue Dziamara, Marc Melloy, Tom Kacedon

Professionals: Robert C. Bogart, Engineer; Michael Bolan, Planner; Jonathan Drill, Attorney; Alice Oldford, Secretary.

ABSENT: Chris D'Alleinne, Bill Barr, Dan Fennell, Tom Borkowski

CALL TO ORDER

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

MINUTES

The minutes from the meeting of 11/5 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 2<sup>nd</sup> 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. **NEXTEL COMMUNICATIONS**, Resolution No. 2001-37  
Minor Site Plan Approval for Co-location of wireless telecommunications antennas on existing Kullman water tower with an accessory equipment shelter.  
Motion to approve was made by Pat Papa and seconded by Marc Melloy.  
Members in favor: Marc Melloy, Gerry Teeney, Pat Papa, Jim Imbriaco  
Members opposed: None  
Absent: Dan Fennell, Tom Borkowski, Bill Barr, Chris D'Alleinne,

2. **CLINTON FORD/CHRYSLER/DODGE/JEEP, INC. – CLINTON REALTY**, Resolution No. 2001-40

Denial of site plan review waiver and completeness waivers.

Motion was made by Pat Papa and seconded by Sue Dziamara

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

Members opposed: None

Members absent: Dan Fennell, Tom Borkowski, Bill Barr

ORDINANCES

**COMMUNITY DESIGN GUIDELINES**

After the first draft, the team reviewed the design standards ordinance and made a second draft. Mr. Bolan explained the changes.

Ms. Papa wanted to confirm that the landscaping and tree ordinance are in conformity. In addition, she asked about standards of conformity for fast food establishments.

The Board will need to hire a NJ licensed architect. Mr. Bogart expressed a willingness to shepherd Bristol-Evans' application through the licensing board, if appropriate.

The Board addressed the ordinance page by page. There was discussion as to the height of buildings. Mr. Bolan confirmed that the current height maximum is 45' in the campus district. Discussion ensued as to whether taller buildings with a smaller footprint or the 45' limit are preferable.

Question was raised whether the Board could require a visual of a proposed project.

It was noted that the site plan checklist must be amended to conform to the ordinance. Mr. Bolan pointed out that there are other ordinance amendments that will flow from these standards.

The Board asked Mr. Bolan to consider the additional items so that appropriate budgeting can be made.

It was agreed that the ordinance would be introduced at Council in January.

The Chairman asked that changes be made in bold, redlined format.

Definitions should be clarified.

Mr. Bolan posed a question regarding pedestrian linkages as to whether the Township can require specific materials.

Cuts should be limited to 5'. Mr. Bogart explained a 3:1 slope, noting that this is very steep. The Board concurred that 5:1 is preferable. The team is recommending infiltration systems rather than detention basins. Mr. Bogart clarified that if the goal is to provide invisible drainage facilities, the ordinance must specifically provide for that. According to Mr. Fernandez the intention is to provide for innovative drainage control, which is not visible. The Board noted that opinion should be sought from a groundwater hydrologist.

There was discussion as to screening buildings. It was noted that the landscape ordinance must tie in.

More refining and clarification will be undertaken.

### **STREAM CORRIDOR PRESERVATION**

Ms. Papa asked about the distinction of flood areas.

Mr. Bolan noted that the Environmental Commission helped gather information for the ordinance. He indicated that there had been extensive drafting. Mr. Bolan explained the contents of the proposed ordinance.

Mr. Bolan suggested deleting Section E, and the Board concurred.

Debbie Newcomb showed a map depicting the subwatershed of the North Branch Rockaway Creek. Mr. Bogart will work with Debbie Newcomb to define acreages for the stream inventory.

Changes will be considered at the meeting of 12/11.

### **OLD BUSINESS**

1. Tree grant -- Mr. Fernandez gave the Board an up-date. He referenced the grant agreement and the date of 2/26. He noted that an extension could be requested in light of the drought conditions.
2. Curbing on Cokesbury Road. The County inspector directed the contractor to place concrete curbing. The County engineer said typically the County uses what is typical in the area. The Board will communicate its wish for Belgian block to the County.
3. Walnut Pond master plan road. Jon Drill read from the MLUL, Section 40:55D-44. Mr. Bogart said if the Township's goal is to have the road while allowing the owners to develop the property, he believed it is appropriate to meet with the owners and work out an agreement. In the end, Mr. Bogart said he believed this would save the Township money. He suggested that each party in interest, namely, the doctors, adjacent property owner and the Township place escrow deposit to work out the details, so that the property can be developed

The Board concurred that RCBA could be funded and should go ahead and arrange to meet the interested parties.

4. Report from Council: Councilman Kacedon indicated that additional bonding is likely to be required for completion of Bundt Park.

The Chairman referred to the Administrator's memo regarding a web site for the Township. It was noted that there is a free domain already in place, [www.township.clinton.nj.us](http://www.township.clinton.nj.us).

5. Report from Environmental Commission: Sue Dziamara reported that Princeton Hydro is supposed to conduct a training session. She noted the Commission has found issues relating to the data, which they are trying to get resolved.
6. Mr. Teeney recommended payment of vouchers, and the Board concurred.
7. Ms. Papa referenced a resource management ordinance as an initiative for 2002. Input from Board professionals will be sought.

#### ADJOURNMENT

The meeting was adjourned at 10 p.m.

These minutes were approved 11/19/01.

Alice Oldford  
Secretary to the Board