

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD
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PUBLIC MEETING

DATE December 9, 2003

PRESENT: Jim Imbriaco, Chris D'Alleinne, Phil Iannitto, Gerry Teeney, Pat Papa, Marc Melloy, Bill Barr and Brendan Wall.

PROFESSIONALS: Jon Drill, Attorney, Melanie Reese, Engineer, Michael Bolan, Planner and Rebecca D'Alleinne, Administrator.

ABSENT: Tom Borkowski, and Bruce Carstensen.

CALL TO ORDER

Chairman Jim Imbriaco called the meeting to order at 7:36PM.

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 15, 2004, 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

Marc Melloy moved and Chris D'Alleinne seconded a motion to approve the minutes from the meeting of 11/17/03 as written. The motion passed unanimously.

RESOLUTIONS

JMK AUTO, Block 4.03, Lot 36.01, C-2

Resolution #2003-16, Memorialization of Completeness Waivers Approval for Final Site Plan.

Pat Papa moved and Bill Barr seconded a motion to approve the resolution. Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Chris D'Alleinne, Marc Melloy, Brendan Wall, Bill Barr and Phil Iannitto.

OLD BUSINESS

Chairman Imbriaco noted that he had received a letter from Dr. Johnson, the Walnut Pond property owner, and expressed concern over Dr. Johnson's statement that the Board had approved the concept of a new road. Jon Drill recommended that a letter be sent to Dr. Johnson.

PUBLIC HEARING

MASTER PLAN

Chairman Imbriaco turned the gavel over to Vice-Chairperson Pat Papa, who chaired the Master Plan subcommittee. She introduced Planner Mike Bolan, who discussed the 1992 Open Space Plan. Mr. Bolan noted that Cathy Sipe and Barbara Vogel had been instrumental in the formulation of the plan. He discussed the history of the Open Space Plan in the Township. He introduced Joanna Slagle of Banisch Associates, who gave an overview of the plan as a whole and enumerated its goals. The plan includes an inventory of the land within the township. Ms. Slagle noted that the plan included a Needs Analysis, which included a survey of recreational organizations within the township. She discussed the state's Balanced Land Use Concept, which states that 3% of a municipality's developed or developable land should be set aside for recreational use in the community. Ms. Slagle noted that a Resource Assessment had been conducted and an Action Plan for future acquisitions was developed.

Bill Barr noted that the township had a high number of open space/recreation acres when compared to the state's recommendation. He recommended that the township should meet the needs established by the community, rather than to conform to the lower state guidelines. He expressed concern that applicants may say that the township already has enough recreation area. Clustered housing was discussed, and it was noted that the concept provides open space. Discussion ensued as to whether someone reading the report could conclude there is already enough open space. Jon Drill asked about developments having active recreation in the site plan of a new application. The board was in agreement that a minimum number of 260 acres is not enough.

There were no questions from the public. Phil Iannitto commented that the maps in the report were easy to use. Matt Mulhall's report was referenced in the document. Chairman Imbriaco discussed the monitoring of conservation easements. Amending the checklists to mark the conservation easements on adjoining properties was discussed. It was decided that Mike Bolan would work on these issues. Marc Melloy moved and Chris D'Alleinne seconded a motion to close the public hearing. The Board concurred unanimously.

Bill Barr moved and Chris D'Alleinne seconded a motion to approve the Open Space and Recreation Plan Elements of the Master Plan, as amended. Members in favor: Jim Imbriaco, Pat Papa, Gerry Teeney, Chris D'Alleinne, Marc Melloy, Brendan Wall, Bill Barr and Phil Iannitto.

NEW BUSINESS

1. Finance Committee: The committee recommended that the vouchers be allowed. Pat Papa moved and Marc Melloy seconded a motion to pay the vouchers. The Board concurred unanimously.
2. Report from Council: There was no report.
3. Report from Open Space & Bike Committees: Bill Barr reported that Paul Ferriero is researching ideas for the bike path.
4. Report from Environmental Committee: There was no report. Chairman Imbriaco reported that the Environmental Committee had received an award for the Natural Resources Inventory.
5. Endangered Species Completeness Checklist--Mike Bolan will research and report back to the Board.
6. Mike Bolan discussed the current cell tower ordinance. He noted that revisions should be made to resolve the issue of coverage gaps and to reflect several court decisions. Jon Drill discussed residential and nonresidential locations of the towers.
7. Chairman Imbriaco discussed the budget implications of the new stormwater management regulations. Chris D'Alleinne noted that the board would need to finalize aquifer protection, stormwater and the NRI. Chairman Imbriaco indicated that the Board should consider re-looking at zoning in light of Matt Mulhall's study. Mike Bolan indicated that there were numerous recommendations in the study and that the next step is to identify the bounds of each recommendation. It was decided that it needs to be a budget item. Cross-acceptance was mentioned as an expense for next year.

ADJOURNMENT

Marc Melloy moved and Pat Papa seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 9:06PM.

These minutes were approved on January 20, 2004.

Rebecca D'Alleinne
Planning Board Administrator