

MINUTES OF CLINTON TOWNSHIP PLANNING BOARD  
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PUBLIC MEETING

DATE: December 20, 2010

*PRESENT:* John Higgins, Kevin Cimei, John Sladicka, Dawn Apgar, Charles Howard, Michael Brady, Sam Mardini, Phil Sumner and Richard Scheick.

*PROFESSIONALS:* Michael Sullivan, Planner, Jon Drill, Attorney.

*ABSENT:* Chris D'Alleinne, Member and Rebecca D'Alleinne, Administrator

*CALL TO ORDER*

Chairman Higgins called the meeting to order.

*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 and the notice of and agenda for this meeting was posted on the bulletin boards in of the Municipal Building and outside the Planning and Zoning Office on the 1st 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, no later than the Friday prior to the meeting.

*MINUTES*

Michael Brady moved and Sam Mardini seconded a motion to approve the minutes of December 6, 2010 as written. Kevin Cimei and Phil Sumner abstained and the remaining Board members concurred unanimously.

*RESOLUTIONS*

**T-MOBILE, BLOCK 13.01, Lot 1**

Resolution #2010-18, Application #2009-12

Jon Drill reported that Draft #3 of the resolution was under consideration. Kevin Cimei moved and Chairman Higgins seconded a motion to adopt the resolution with paragraph 5 reinserted. Members in favor: Higgins, Howard, Cimei, Sumner, Apgar and Mardini.

*CONCEPT HEARING*

**MENDHAM GARDEN CENTER, Block 29, Lot 33**  
Application 2010-14

James Knox, Esq. introduced himself on behalf of the applicant. Discussion ensued as to whether the Garden Center could have outdoor storage of landscape materials in the front and side of the building. The Board expressed concern that the ordinance, as written, was restrictive and determined that the Ordinance Committee and Michael Sullivan would review the ordinance and report back to the Board with recommendations.

*NEW BUSINESS*

1. Vouchers: Michael Brady moved and Dawn Apgar seconded a motion to approve the vouchers. The Board concurred unanimously.

*REPORTS & ASSIGNMENTS*

1. Report from Council: There was no report.
2. Report from Ordinance Committee: Sam Mardini
  - Master Plan Consistency Review: The Board considered Ordinance #1014-10, which had been referred by the Council. Chairman Higgins moved and Phil Sumner seconded a motion that the ordinance as written was not inconsistent with the Master Plan. Members in favor: Higgins, Brady, Howard, Cimei, Sumner, Apgar, Mardini, Sladicka and Scheick.
  - The "Sidewalk Sales" ordinance was discussed. The Board determined to recommend it to Council.
  - The "Accessory Structures and Buildings" ordinance was discussed. The Board determined to recommend it to Council.
  - Historic Commission: The Board conducted a lengthy discussion concerning the commission's request for ordinance change that would allow it to become an MLUL commission. It was determined that the matter should be referred back to the Council for consideration.
3. Report from Open Space: There was no report
4. Report from Environmental Commission: There was no report.

*EXECUTIVE SESSION*

Michael Brady moved and Phil Sumner seconded a motion to enter closed session in order to discuss professional appointments. Members in favor: Higgins, Brady, Howard, Cimei, Sumner, Apgar, Mardini, Sladicka and Scheick. The Board entered executive session.

*OPEN SESSION AND ADJOURNMENT*

The Board re-entered open session. Sam Mardini moved and Phil Sumner seconded a motion to adjourn. The motion passed unanimously, and the meeting was adjourned.

These minutes were approved on February 7, 2010.

John Higgins  
Chairman