

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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July 16, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:00pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the July 16, 2018 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 the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

Secretary Filardo called the roll.

**MEMBERS PRESENT**

Higgins, Kleinhans, McTiernan, Pfeffer, Scheick, Cimei

Ms. Butcher arrived at 7:18pm

**MEMBERS ABSENT**

Kilduff, Mardini

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney

Tom Behrens Jr., PP, AICP, Board Affordable Housing Planning Expert (via telephone)

Denise Filardo, Board Secretary

**MEETING MINUTES**

MINUTES OF FEBRUARY 5, 2018

Mr. Pfeffer motioned and Mr. Scheick seconded a motion to approve the Minutes of February 5, 2018. The vote record follows.

<b><i>Roll Call: Meeting Minutes of February 5, 2018</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins					Abstained	
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			
Mardini					Not Eligible	X
McTiernan			X			
Pfeffer (Alt. 2)	X		X			
Scheick		X	X			
Cimei			X			

1) EXECUTIVE SESSION MINUTES OF FEBRUARY 5, 2018

Mr. McTiernan motioned and Mr. Pfeffer seconded a motion to approve the Executive Session Minutes of February 5, 2018. The vote record follows.

<b><i>Roll Call: Executive Session Meeting Minutes of February 5, 2018</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins			X			
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			
Mardini					Not Eligible	X
McTiernan	X		X			
Pfeffer (Alt. 2)		X	X			
Scheick			X			
Cimei			X			

2) MINUTES OF MARCH 5, 2018

Mr. Cimei motioned and Mr. Scheick seconded a motion to approve the Minutes of March 5, 2018. The vote record follows.

<b><i>Roll Call: Meeting Minutes of March 5, 2018</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher					Not Eligible	X
Higgins					Abstained	
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			

Mardini						X
McTiernan					Not Eligible	
Pfeffer (Alt. 2)			X			
Scheick		X	X			
Cimei	X		X			

**RESOLUTIONS**

1) **PIRHL DEVELOPERS, LLC**

1355 Route 31  
 Block 82, Lot 4.03  
 Application No. PB-2018-07  
 Resolution No. 2018-08  
 Preliminary Major Site Plan Approval and Preliminary Major Subdivision Approval, “C(2)” Variances for building setbacks, dimension of signage and location of stormwater basin and retaining walls, and an exception from RSIS to allow construction of a 100% affordable housing project referred to as the Apartments at Clinton at the site currently known as the “The Marookian Site”.

Ms. Kleinhans noted that there was discussion during the Preliminary hearing about the location of the gas meters on the buildings. The applicant agreed to “ask” the gas company if they would place the meters either on the ends or rears of the buildings, not on the front. After discussion, this was added to Resolution No. 2018-08, resulting in a fourth version.

Mr. McTiernan motioned and Mr. Scheick seconded a motion to adopt version four (v4) of Resolution No. 2018-08. The vote record follows.

<b>Roll Call: PIRHL Developers Blk 82, Lot 4.03 Resolution No. 2018-08(v4)</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher						X
Higgins					Not Eligible	
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X			
Mardini						X
McTiernan	X		X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick		X	X			
Cimei			X			

**MASTER PLAN CONSISTENCY REVIEW**

1) **ORDINANCE NO. 1118-18**

An ordinance of the Township of Clinton Repealing and Replacing in its entirety Chapter 151 Of The “Code of The Township of Clinton” Regarding Affordable Housing, to address The Requirements of The Fair Housing Act and The Uniform

Housing Affordability Controls (UHAC) and to Comply with The Township’s Third Round Affordable Housing Obligations.

Tom Behrens participated via telephone. Mr. Behrens stated that the reason for this change is to address The Requirements of The Fair Housing Act and The Uniform Housing Affordability Controls (UHAC) and to Comply with The Township’s Third Round Affordable Housing Obligations. Mr. Behrens stated that in his opinion this ordinance is definitely not inconsistent with the Master Plan.

Mr. Pfeffer motioned and Mr. McTiernan seconded a motion finding Ordinance No. 1118-18 not inconsistent with the Master Plan. The vote record follows.

<b>Roll Call: Master Plan Consistency Review Ordinance No. 1118-18</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Butcher			X			
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini						X
McTiernan		X	X			
Pfeffer (Alt. 2)	X		X			
Scheick			X			
Cimei			X			

**REPORTS**

- 1) Report from Council – Mr. Higgins reported the following:
  - Introduced Ordinance No. 1118-18 which we just deemed to be not inconsistent
  - We are looking to eliminate the primary reason that residents come to the Council acting Board of Health. We have stricter setbacks from the property line than the state for septic systems. The state is 10 feet and ours is currently 20 feet, so we will be introducing an ordinance to change that.
  - We have a discussion coming up regarding hunting on some of our Open Space property as the deer are destroying the understory of our forests. There are other nearby towns that have recently opened up to this issue as well.
  - We may have a discussion at the next regarding medical marijuana.

Mr. McTiernan reported the following:

- The Council also held a Cable Advisory Hearing regarding renewal of the cable franchise. There were two individuals whose homes are outside the normal franchise delivery zone (we have about four homes that meet that criteria). We will be negotiating with Comcast to try and assist these residents with getting cable service to them.

Discussion ensued regarding the lack of cable providers other than Comcast.

- 2) Report from Ordinance Subcommittee – Discussed the possibility of scheduling an Ordinance Subcommittee meeting at 6:00pm on August 6<sup>th</sup>, to be confirmed.
- 3) Report from Open Space - No meeting.
- 4) Report from Environmental Commission – No meeting.

**ADJOURNMENT**

Ms. Butcher motioned and Mr. Pfeffer seconded a motion to adjourn. All were in favor and the meeting was adjourned at 7:29pm.

Respectfully Submitted,  
*Denise Filardo*  
Planning Board Secretary

These minutes approved on October 1, 2018