

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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January 7, 2019

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Board Secretary Filardo called the meeting to order at 7:08pm.

Secretary Filardo led the Flag Salute.

Secretary Filardo read the 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 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.

SWEARING IN OF NEW MEMBERS

Prior to the start of the meeting, Board Attorney, Jonathan Drill swore in the following Board members:

- 1) William Glaser, Jr.
- 2) Thomas Kochanowski
- 3) Sam Mardini
- 4) Rich Scheick

MEMBERS PRESENT

Butcher, Glaser, Higgins, Kochanowski, Mardini, Sheick, Cimei

MEMBERS ABSENT

Kilduff, Kleinhans

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney
Denise Filardo, Board Secretary

NOMINATIONS AND ELECTIONS

NOMINATION OF BOARD CHAIR

Mr. Mardini motioned and Mr. Kochanowski seconded a motion to appoint Mr. Cimei as the Board Chairman for 2019. The vote record follows.

<i>Roll Call: Nomination of Kevin Cimei as Board Chairman</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski		X	X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair	X		X			
Scheick			X			
Cimei, Chair			X			

NOMINATION OF BOARD VICE CHAIR

Mr. Cimei motioned and Ms. Butcher seconded a motion to nominate Sam Mardini as Vice Chairman for 2019. The vote record follows.

<i>Roll Call: Nomination of Sam Mardini as Board Vice Chairman</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher		X	X			
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair			X			
Scheick			X			
Cimei, Chair	X		X			

NOMINATION OF BOARD VICE CHAIR PRO TEMP

Mr. Cimei motioned and Mr. Kochanowski seconded a motion to nominate Sandra Butcher as Vice Chair Pro Temp for 2019. The vote record follows.

<i>Roll Call: Nomination of Sandra Butcher as Vice Chair Pro Temp</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski		X	X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair			X			
Scheick			X			
Cimei, Chair	X		X			

APPOINTMENT OF BOARD PROFESSIONALS

Mr. Higgins motioned and Ms. Butcher seconded a motion to approve appointment of the Board Professionals for 2019. The vote record follows.

<i>Roll Call: Appointment of 2019 Board Professionals</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher		X	X			
Glaser (Alt. 2)			X			
Higgins	X		X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair			X			
Scheick			X			
Cimei, Chair			X			

APPROVAL OF NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES

Mr. Glaser motioned and Mr. Cimei seconded a motion to approve the Newspapers for publication of Legal Notices. The vote record follows.

<i>Roll Call: Approval of Newspapers for Publication of Legal Notices</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)	X		X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X

Kleinhans						X
Mardini, Vice Chair			X			
Scheick			X			
Cimei, Chair		X	X			

APPROVAL OF THE 2019 MEETING CALENDAR

Mr. Mardini moved and Mr. Higgins seconded a motion to approve the 2019 calendar. The vote record follows.

<i>Roll Call: Approval of 2019 Meeting Calendar</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)			X			
Higgins		X	X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair	X		X			
Scheick			X			
Cimei, Chair			X			

RESOLUTION APPROVING OF THE 2019 RULES AND REGULATIONS

Mr. Mardini motioned and Mr. Scheick seconded a motion to adopt the 2019 Rules and Regulations. The vote record follows.

<i>Roll Call: Approval of 2019 Rules & Regulations</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)			X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair	X		X			
Scheick		X	X			
Cimei, Chair			X			

MEETING MINUTES

Meeting Minutes of December 17, 2018 held until the next meeting.

RESOLUTIONS

- 1) JOHN B. ALDERMAN-PERSON d/b/a GAME BUTCHERS
 1221 Route 31 South
 Block 89, Lot 5
 Application No. PB-2018-06
 Resolution No. 2018-13
 Resolution Memorializing Grant of Minor Site Plan Approval to allow Installation of Rooftop Solar Panels.

Ms. Butcher motioned and Mr. Scheick seconded a motion to adopt Resolution No. 2018-13. The vote record follows.

<i>Roll Call: Alderman-Person Resolution No. 2018-13</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher	X		X			
Glaser (Alt. 2)					Not Eligible	
Higgins			X			
Kochanowski					Not Eligible	
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans						X
Mardini, Vice Chair					Not Eligible	
Scheick		X	X			
Cimei, Chair			X			

APPROVAL OF VOUCHERS

Mr. Cimei motioned and Mr. Glaser seconded a motion to approve the vouchers for payment. The vote record follows.

<i>Roll Call: Alderman-Person Resolution No. 2018-13</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Glaser (Alt. 2)		X	X			
Higgins			X			
Kochanowski			X			
Kilduff (Alt. 1)						X
Kleinhans						X
Mardini, Vice Chair			X			
Scheick			X			
Cimei, Chair	X		X			

REPORTS

Report from Council - Mr. Higgins reported that Council passed Resolution for the Bond for the Affordable Housing Plan. Attorney Drill reported that he submitted that to Judge Miller with a copy of a proposed final judgement of compliance and repose. Then we start development approval process on the various sites.

Attorney Drill also reported the following:

- An oil contamination issue was discovered at the Willows at Annandale site. To remedy the contamination, they will have to take down a huge beautiful tree. According to the ordinance, it will require a huge number of trees for replacement. It was suggested that rather than a large number of smaller trees, a smaller number of larger trees may be a better solution. It was decided to appoint a subcommittee for the Board Landscape Architect to consult with.
- Attorney Drill received a call from a reliable source today that there is a group that has organized itself in the state of NJ and they come into Municipalities, start videotaping everything and then submit a bunch of OPRA Requests. They showed up in Delaware Township, brought in their equipment in black bags. The Delaware Township Clerk pushed the panic button, they had a lock down and called the police. They went into Flemington and Raritan Township and started filming...the question is, do they have the right to do that and if so at what locations? Discussion ensued and Attorney Drill advised that the Township discuss this with the Township Attorney to determine where they are allowed to record.

Report from Ordinance Committee - It was decided that the Ordinance Subcommittee be reconstituted. Mr. Higgins reported that we have the County Land Use Study to review and it would be great to have someone from the Ordinance Subcommittee participate.

Report from Open Space – Scheduled to meet on January 24th.

Report from Environmental Commission - Mr. Higgins reported that they had a meeting and Andy Holt is the new Chairman. The Environmental Commission will be having a joint meeting with Open Space.

FORMATION OF SUBCOMMITTEES

1) Ordinance Subcommittee members as follows:

- Bill Glaser (will meet with Mr. Higgins, Jess Landon, Denise Filardo and Mike Wright to review the County Land Use Study).
- Sam Mardini
- Rich Scheick – Subcommittee Chairman

Note: Bill Glaser will meet with Mr. Higgins, Jess Landon, Denise Filardo and Mike Wright to review the County Land Use Study.

- 2) ExxonMobil Site Visit Screening Subcommittee members as follows:
 - Bill Glaser
 - Kevin Cimei
 - Tom Kochanowski

- 3) Beaver Brook Homestead Willows at Annandale Tree/Landscape Subcommittee members as follows:
 - Rich Scheick
 - Sam Mardini
 - John Higgins

ADJOURNMENT

Ms. Butcher motioned and Mr. Scheick seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:53pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on February 4, 2019.