

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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August 05, 2019

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:02pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei 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.

MEMBERS PRESENT

Glaser, Higgins, Kleinhans, Lazarus, Cimei

MEMBERS ABSENT

Butcher, Kilduff, Kochanowski, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney

Denise Filardo, Board Secretary

MEETING MINUTES

MEETING MINUTES JUNE 3, 2019

Mr. Glaser motioned and Mr. Lazarus seconded the motion to adopt the Minutes of June 03, 2019. The vote record follows.

Roll Call: Minutes of June 03, 2019						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)						X
Glaser (Alt. 2)	X		X			
Higgins					X	
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski						X
Lazarus		X	X			
Scheick						X
Cimei, (Chair)					X	

RESOLUTIONS

None.

REQUEST FOR EXTENSION OF TIME

1) ANNANDALE VILLAGE, LLC

Block 53, Lot 3

6 West Street

Application No. 2018-03

Resolution No. 2018-09

Applicant is requesting an Extension of the Time within which to comply with Condition D.1 of Resolution No. 2018-09 to make revisions to the plans and obtain signatures on the plans.

By letter of the applicant's attorney, Vincent T. Bisogno, Esq. dated August 1, 2019, the Applicant applied to the Board to modify condition #1 of Resolution No. 2018-09 after-the-fact to extend the time within which the site plans must be signed from April 15, 2019 to April 15, 2020 and, accordingly, to extend the "life" of the approvals by the same time period.

BOARD FINDINGS AND CONCLUSIONS

- Obtaining approval from the Township Historic Preservation Committee took longer than anticipated which delayed the revision of the architectural plans.
- The proposed development is subject to obtaining the approval of the Clinton Township Sewer Authority and CTSA requested an easement wider than that anticipated which delayed the revision of the site plans.
- All plan revisions pertaining to the above have now been completed and the revised plans submitted to the Board on July 12, 2019.

- Granting an extension for a time period less than requested by the applicant will promote the processing and construction of the proposed development and conserve Board and Applicant time in not having to re-hear the application.
- The time extension requested by the applicant is longer than the circumstances warrant and as such the Board finds the factors that weigh in favor of granting an extension substantially outweigh the factors against the granting an extension provided that the extension is to February 14, 2020, and not to the April 15, 2020.

RELIEF GRANTED

Condition #1 of Resolution No. 2018-09 was modified to extend the time within which the Site Plans must be signed from April 15, 2019 to February 14, 2020 and, accordingly, to extend the "life" of the approvals by the same time period.

Mr. Glaser motioned and Mr. Higgins seconded the motion to grant the requested Extension of Time. The vote record follows.

<i>Roll Call: Annandale Village, LLC - Blk 53, Lot 3 – Extension of Time</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)						X
Glaser (Alt. 2)	X		X			
Higgins		X	X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Kochanowski						X
Lazarus			X			
Scheick						X
Cimei, (Chair)			X			

APPROVAL OF VOUCHERS

Mr. Cimei motioned and Ms. Kleinhans seconded the motion to approve payment of the Vouchers. The vote record follows.

<i>Roll Call: Vouchers</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)						X
Glaser (Alt. 2)			X			
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Kochanowski						X
Lazarus			X			
Scheick						X
Cimei, (Chair)	X		X			

REPORTS

1) Report from Council – Mayor Higgins reported the following:

- There has been a personnel change in the Police Department. Lt. Tom DeRosa is now the Officer in Charge.
- Council introduced an Ordinance to establish provisions regarding Farmer’s Markets in nonresidential zones. The Planning Board will review this Ordinance for a Master Plan Consistency Review on August 19th.

Township Project Updates:

- The Willows at Annandale has made a lot of progress and is moving along quickly.
- Our Wastewater Management plan is in progress with the Highlands.
- Just began working with Highlands on the Center Designation.

Attorney Drill gave a public update on the appeal with our intervener who filed a brief with the Appellate Division of our Judgement of Compliance and Repose. Prior to them filing the brief, we made a Motion to Dismiss because they did not have a contract any longer. They then obtained a contract so we withdrew our Motion. They then filed their Brief. Then Fair Share filed a Motion which Attorney Drill joined in Summary Disposition and the appellate division denied that. We now have a briefing scheduled and Fair Share and our brief are due September 4th.

2) Report from Ordinance Subcommittee – Nothing to report.

3) Report from Open Space – Nothing to report.

4) Report from Environmental Commission – Nothing to report.

ADJOURNMENT

Mr. Glaser motioned and Ms. Kleinhans seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:37pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on August 19, 2019.