

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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September 16, 2019

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 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, Scheick, Cimei

MEMBERS ABSENT

Butcher, Kilduff, Kochanowski

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Michael Sullivan, Esq., Board Attorney substituting for Jonathan Drill (via telephone)

Cathleen Marcelli, PE, CME, Board Engineer

Denise Filardo, Board Secretary

MEETING MINUTES

MEETING MINUTES AUGUST 19, 2019

Mr. Scheick motioned and Mr. Lazarus seconded the motion to adopt the Minutes of August 19, 2019. The vote record follows.

| Roll Call: Minutes of August 19, 2019 | | | | | | |
|--|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Butcher (Vice Chair) | | | | | X | |
| Glaser (Alt. 2) | | | X | | | |
| Higgins | | | | | X | |
| Kilduff (Alt. 1) | | | | | X | X |
| Kleinhans | | | X | | | |
| Kochanowski | | | | | | X |
| Lazarus | | X | X | | | |
| Scheick | X | | X | | | |
| Cimei, (Chair) | | | X | | | |

RESOLUTIONS

None.

PUBLIC HEARING

- 1) EXXONMOBIL RESEARCH AND ENGINEERING COMPANY
Block 30, Lots 17, 30, 31 & 41, Block 30.02, Lot 1, Block 31, Lot 1
1545 Route 22 East
Application No. PB-2019-04
Applicant is seeking Amended Preliminary and Final Site Plan Approval to make permanent the existing truck stacking lane, truck turnaround and security gate at the campus entrance on Route 31 originally approved on a temporary basis.

The following three (3) Board members recused from this application and exited the room:

- William Glaser, Jr.
- John Higgins
- Richard Scheick

It was noted that there was no one in the public other than the applicant and the applicant's professionals.

The following individuals were sworn and testified during the hearing:

1. Robert Moschello, PE (Applicant's civil engineering expert), and
2. Cathleen Marcelli, PE (Board's civil and traffic engineering expert);

EXHIBITS

- A-1 "Aerial Exhibit" dated September 16, 2019, and
- A-2 "Route 31 Entrance Exhibit" dated September 16, 2019;

Referencing Exhibits, A-1 and A-2, Mr. Moschello’s testimony included and was not limited to the following:

- Review and Orientation of the entire site including the most recent site improvements;
- The majority of employees, visitors and deliveries enter the site through the main entrance which is off Route 22 at a signalized traffic station;
- The current Route 31 entrance was temporary improvement containing a 4’ x 8’ Guard Shack, constructed to manage construction, deliveries and visitors during construction;
- The applicant has found this additional entrance to be beneficial to the site;

The applicant agreed to comply with comments contained in the following Board Professional’s reports:

- Brian Bosenberg, Board Landscape Expert
- Cathleen Marcelli, Board Engineering Expert
- Thomas Behrens, Jr., Board Planning Expert

BOARD FINDINGS AND CONCLUSIONS

- The Site Plans, Landscape Plan, Stormwater Management Report, Traffic Report and Geotech Report will comply with all applicable zoning ordinance regulations and Site Plan Ordinance requirements.
- Amended Preliminary and Final Site Plan Approval is warranted.
- The Board concludes that Amended Preliminary and Final Site Plan Approval Can and should be granted but subject to the applicant’s compliance with the Board imposed conditions.

RELIEF GRANTED

Preliminary and Final Site Plan Approval is granted to the Site Plans, Landscape Plan, Stormwater Management Report, Traffic Report, and Geotech Report subject to the applicant’s compliance with the Board imposed conditions.

Mr. Lazarus motioned and Ms. Butcher seconded the motion to GRANT Amended Preliminary and Final Site Plan Approval. The vote record follows.

| <i>Roll Call: ExxonMobil Amended P&F Site Plan</i> | | | | | | |
|---|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Butcher (Vice Chair) | | X | X | | | |
| Glaser (Alt. 2) | | | | | Recused | |
| Higgins | | | | | Recused | |
| Kilduff (Alt. 1) | | | | | | X |
| Kleinhans | | | X | | | |
| Kochanowski | | | | | | X |
| Lazarus | X | | X | | | |
| Scheick | | | | | Recused | |
| Cimei, (Chair) | | | X | | | |

APPROVAL OF VOUCHERS

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

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

REPORTS

- 1) Report from Council – Mr. Higgins reported the following:
 - We hired two (2) new Police Officers;
 - Compliance Plan from a previous audit;
 - Adopted the Ordinance for Farmer’s Markets;
 - Approved spending of \$22,000 to paint the interior on the Public Safety Building;
 - The new OIC presented awards to a number of Officers;
 - Marookian financing was applied for. It is a perfect point scale at this point.
 - The Willows at Annandale developer expects to have the former mansion/community building completed by Thanksgiving. Once complete, they will begin taking applications and will hopefully have one or two buildings ready for occupancy.
 - The Planning Board may have an application on a parcel located between Metropolitan Seafood and the YMCA. The parcel is about a 16 acre farmette for a possible 6,000-7,000sf distillery. Distilleries would be treated like a winery from an agricultural standpoint.

- 2) Report from Ordinance Subcommittee – Nothing to report.

- 3) Report from Open Space – Hunting program is under way.

- 4) Report from Environmental Commission – Mr. Cimei reported the following:
 - the Commission reviewed an application for the proposed Baker application for development which they were generally okay with;
 - Their vision for Windy Acres with minimal impact and some hiking trails. Concern regarding the potential demolition of the existing historic house however the

members also seem to understand the difficulty to maintain and secure a building in this remote area.

Mr. Higgins added that the Township has applied for financing from Exxon for a grant for an environmental education program which would be centered on Windy Acres and it appears that Exxon will write check for \$40,000 before the end of the year.

ADJOURNMENT

Mr. Glaser motioned and Mr. Lazarus seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:45pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on October 21, 2019.