

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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March 2, 2020

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:01pm.

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

Jonathan Drill, Board Attorney, Cathleen Marcelli, Board Engineer

MEETING MINUTES

1) CLOSED SESSION MEETING MINUTES FEBRUARY 3, 2020

Mr. Lazarus motioned and Mr. Scheick seconded the motion to adopt the Closed Session Minutes of February 3, 2020. The vote record follows.

<i>Roll Call: Closed Session Minutes of February 3, 2020</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			
Kochanowski						X
Lazarus	X		X			
Scheick		X	X			
Cimei, (Chair)			X			

RESOLUTIONS

- 1) CRC COMMUNITIES AT HEADLEY FARM ESTATES, INC.
 HEADLEY FARM ESTATES SUBDIVISION
 Block 46, Lots 33 & 33.01
 Application No. 2010-01
 Resolution No. 2020-01

Four and one-half (4½) year Extension of Final Subdivision Approval protection period from February 6, 2020 to August 6, 2024 and Extension of time within which to obtain signatures on the final subdivision plat and to record the final subdivision plat from February 6, 2020 to August 6, 2024.

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

<i>Roll Call: CRC Headley Farm Estates, Inc – Extensions of Time</i>						
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	X			
Scheick			X			
Cimei, (Chair)			X			

CAPITAL REVIEW& RECOMMENDATION IN CONJUNCTION WITH THE MASTER PLAN

1) HUNTERDON COUNTY EMERGENCY SERVICES CENTER

Block 33, Lot 10

59 Petticoat Lane

Applicant is seeking a Capital Review for the development of a new classroom, burn building, trench rescue, pump house, above ground water storage tank and vehicle/equipment storage at the existing Hunterdon County Emergency Services Training Center.

The following Professionals were in attendance of behalf of Hunterdon County to present the proposed project:

1. Aaron R. Culton, Esq., Assistant County Counsel
2. Frank Bell, AIA, Hunterdon County Architect
3. Anthony Cattana, AIA of Spiezle Architectural Group, Lead Architect on project
4. Sean Fettitz of Spiezle Architectural Group
5. Kyle Humphreys, PE of T&M Associates, Lead Engineer on project

It was noted there were no members of the public in attendance for this meeting.

Mr. Cattana provided a brief overview of the proposed upgrades to the existing Emergency Services Training Center which include:

- Administration Building which includes classrooms
- Vehicle Storage Building
- Burn Building which is a training facility for firemen, along with some exterior props, parking and other site amenities.
- The existing Burn Building was constructed in the 1990's is in bad shape, beyond its life span and is situated within the waterline setbacks and within the Highlands Planning area.

The County's team also discussed training, state recommendations for the soon replacement of the current Burn Building as the structure is becoming compromised.

Questions were raised by the Board regarding the height of buildings and towers, and lighting.

Board Engineer Cathy Marcelli raised questions regarding Stormwater Management.

Mr. Humphrey's indicated that there currently is no Stormwater Management at the existing site.

Discussion then ensued regarding, Stormwater Management and impervious coverage.

Ms. Marcelli suggested that the Board make recommendations regarding Stormwater Management,

The Board found that the proposed project is not inconsistent with the Township Master Plan and had the following recommendations:

1. The HCESC plans should be submitted by the County, after revision if necessary, to the NJDEP and to the Township Engineering Department to ensure compliance with NJDEP stormwater management regulations as well as Township stormwater ordinances. As part of the submissions, the County should submit a grading plan and associated calculations to demonstrate that both State and Township stormwater provisions have been met.
2. The HCESC plans should be submitted by the County, after revision if necessary, to the NJDEP to ensure compliance with NJDEP regulations as to waterway setbacks/buffers, specifically through submission of a plan which shows the Beaver Creek SWERPA (Special Water Resource Protection Area) boundaries to demonstrate that the HCESC project is in compliance with the State regulations.
3. Finally, no construction permits should be issued by the Township Construction Department until the Township Engineer has confirmed that the above referenced submissions have been made and satisfy the above conditions.

Mr. Higgins motioned and Mr. Lazarus seconded the motion, finding that the proposed project is not inconsistent with the Township Master Plan. The vote record follows.

<i>Roll Call: Hunterdon County Emergency Services Center Capital Review</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)						X
Glaser (Alt. 2)			X			
Higgins	X		X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Kochanowski						X
Lazarus		X	X			
Scheick			X			
Cimej, (Chair)			X			

APPROVAL OF VOUCHERS

Mr. Cimej motioned and Mr. Scheick 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			
Kochanowski						X
Lazarus			X			
Scheick		X	X			
Cimei, (Chair)	X		X			

REPORTS

- 1) Report from Council – Mr. Higgins reported the following:
 - Council supported a Resolution to secure a grant to build a Polytech Facility on the North Hunterdon Campus. This would allow the current facility to move from rental quarters and expand current curriculum to more trades.
 - Settled on Phase II portion of paving Stanton Mountain Road
 - Herman Thau is the only other Road on our Capital plan. We have secured a grant in the amount of 165,000, the engineering estimate is 167,000. Applying for another grant to pave the other side of Grayrock Rd.
 - Starting to develop plans with the \$45,000 grant from Exxon for improvements at Windy Acres.
 - Sale of the Kullman site is stalled, it seems that they neglected to research sewer capacity.
 - Wawa still kicking around at the Sherred’s site which would require “d” variances for a gas station & automotive use along with apartments.
 - Working with the County to add stops along the bus route for Marookian.
 - The Annandale Village project for the Old Municipal Building should soon be returning for Final Site Plan Approval. Brian Mullay has assisted in resolving a disconnect between CTSA’s engineer and Cathy Marcelli’s office and the developer’s engineer.

Discussion ensued regarding the planned adoption Master Plan Reexam and Affordable Housing and the Highlands Center designation.

- 2) Report from Ordinance Subcommittee – None.
- 3) Report from Open Space – None.
- 4) Report from Environmental Commission – None.

ADJOURNMENT

Mr. Glaser motioned and Mr. Lazarus seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:00pm.

Respectfully Submitted,
Denise Filardo
 Planning and Zoning Board Secretary

These minutes were approved on April 20, 2020.