

VIRTUAL MEETING MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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APRIL 20, 2020

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

THIS VIRTUAL MEETING WAS CONDUCTED VIA WEBEX TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.

Chairman Cimei called the meeting to order at 7:17pm.

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 Township website, the front doors of the Municipal Building and the Public Safety 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 VIA WEBEX

Butcher, Glaser, Kleinhans, Lazarus, Mullay, Scheick, Cimei

MEMBERS ABSENT

Kilduff, Kochanowski

BOARD PROFESSIONALS/STAFF IN ATTENDANCE VIA WEBEX

Kathryn Razin, substituting for Board Attorney Dill, Denise Filardo, Board Secretary

Mr. Cimei asked and confirmed that there was no one from the public in attendance via the Virtual Webex access.

MEETING MINUTES

1) MEETING MINUTES MARCH 2, 2020

Mr. Lazarus motioned and Mr. Glaser seconded the motion to adopt the Minutes of March 2, 2020. The vote record follows.

<i>Roll Call: Minutes of March 2, 2020</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)					X	
Glaser (Alt. 2)		X	X			
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski					X	X
Lazarus	X		X			
Mullay					X	
Scheick			X			
Cimei, (Chair)			X			

2) MEETING MINUTES MARCH 16, 2020

Mr. Scheick motioned and Mr. Glaser seconded the motion to adopt the Minutes of March 16, 2020. The vote record follows.

<i>Roll Call: Minutes of March 16, 2020</i>						
Member	Motion	2nd	Yes	No	Other	Absent
Butcher (Vice Chair)					Not Eligible	
Glaser (Alt. 2)		X	X			
Kilduff (Alt. 1)					Not Eligible	X
Kleinhans			X		Abstained	
Kochanowski					Not Eligible	X
Lazarus			X			
Mullay					Not Eligible	
Scheick	X		X			
Cimei, (Chair)			X			

REQUEST FOR EXTENSION OF TIME

PIRHL DEVELOPERS, LLC
 Block 89, Lot 4.03
 Application No. PB-2018-07

Applicant is seeking Extension of Time for Bulk Variances which were granted along with Preliminary Site Plan Approval as memorialized in Resolution No. 2018-18.

Mr. Cimei again asked and confirmed that there was no one from the public in attendance via the Virtual Webex access.

The applicant was represented by Katharine A. Coffey, Esq.

Attorney Coffey provided a brief history of the prior approvals. The development of a portion of the Property with a 100% affordable housing development consisting of seven buildings with a total of 84 low- and moderate-income housing units and other related site improvements. The Planning Board granted Preliminary Site Plan, Preliminary Subdivision, "C(2)" Variances for building setbacks, dimension of signage and location of stormwater basin and retaining walls, and an exception from the Residential Site Improvement Standards to allow the construction of the Project by Resolution No. 2018-18 dated July 16, 2018.

Pursuant to the Clinton Township Land Use Regulation Ordinance, Section 165-35, a variance expires after one year from the date of its granting if construction has not commenced within that time. In this case, the variances granted in the Resolution expired on July 16, 2019. As such, the Applicant respectfully requests that the variance approval be extended to December 31, 2021, before which time the Applicant expects it will commence construction.

BOARD FINDINGS AND CONCLUSIONS:

- The Board finds that the Applicant has diligently worked, in partnership with the Township, towards completion of the conditions of the 2018 Approvals. The Applicant and the Township continue to work on an amendment to the Township's sewer service area and the adoption of the Township's Highlands Land Use Ordinance. The granting of an Extension will allow the Applicant and the Township sufficient time to complete these important tasks.
- The Board finds that seeing the Proposed Project to completion enables the Township to deliver a key component of its Affordable Housing Plan and to honor its settlement with the Fair Share Housing Center.
- The Board finds that there are no factors that weigh against granting the requested extension as to the life of the 2018 Variance Approvals. No ordinances impacting the proposed project have been adopted since the time of the 2018 Approval.
- The Board finds that granting the extension will promote the processing and construction of the proposed project and will save the Board and Applicant time in not having to re-hear the underlying development application. The Board finds the factors that weigh in favor of granting the extension substantially outweigh the factors against the extension.
- The Board finds and concludes that it can and should grant the extension request subject to the applicant's compliance with the Board imposed conditions.

RELIEF GRANTED

Extension of the Life of the 2018 Variance Approvals - Subject to the applicant's compliance with the Board imposed conditions, the life of the 2018 Variance Approvals were extended from July 16, 2019 to December 31, 2021.

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

Roll Call: PIRHL Developers Blk 82, Lots 4, 4.03						
Extension of Time for Variances						
Member	Motion	2nd	Yes	No	Other	Absent
Butcher (Vice Chair)			X			
Glaser (Alt. 2)			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Kochanowski						X
Lazarus	X		X			
Mullay			X			
Scheick		X	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.

Roll Call: Vouchers						
Member	Motion	2nd	Yes	No	Other	Absent
Butcher (Vice Chair)			X			
Glaser (Alt. 2)			X			
Kilduff (Alt. 1)						X
Kleinhans		X	X			
Kochanowski						X
Lazarus			X			
Mullay			X			
Scheick			X			
Cimei, (Chair)	X		X			

REPORTS

- 1) Report from Council – Mr. Mullay reported that Council is conducting virtual meetings. Township employees are working as best as possible with the COVID-19 State of Emergency restrictions. Municipal Building employees are working both remotely and Public Works with staggered shifts. Mayor Higgins has taken a leave of absence for the next 3 to 4 months to focus on his recovery. During this time, Mr. Mullay will step in as Acting Mayor and will keep Mayor Higgins up to date. Mayor Higgins will remain involved in Affordable Housing matters. Mayor Higgins is wished well in his recovery.

- 2) Report from Ordinance Subcommittee – Mr. Cimei noted the new 5G technology is a topic for the subcommittee to review.
- 3) Report from Open Space – None.
- 4) Report from Environmental Commission – None.

ADJOURNMENT

Ms. Butcher motioned and Mr. Glaser seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:42pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on May 18, 2020.