

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

**[www.clintontwpnj.com](http://www.clintontwpnj.com)**

October 5, 2020

7:00PM

VIRTUAL MEETING

THE CLINTON TOWNSHIP PLANNING BOARD HAS CHANGED THE FORMATS OF ITS REGULAR MEETINGS FOR THE DURATION OF THE COVID-19 PUBLIC HEALTH EMERGENCY TO “VIRTUAL” MEETINGS VIA A WEBEX BRIDGE.

THESE CHANGES HAVE BEEN INSTITUTED 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 7:01pm.

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 VIA WEBEX**

Glaser, Higgins, Lazarus, Cimei

**MEMBERS ABSENT**

Butcher, Kilduff, Kleinhans, Kochanowski, Scheick

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE VIA WEBEX**

Denise Filardo, Board Secretary

Katie Razin substituting for Jonathan Drill, Board Attorney

Chairman Cimei noted that there were still no members of the public in attendance.

**MEETING MINUTES**

None.

**RESOLUTIONS**

None.

**APPROVAL OF VOUCHERS**

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

<b><i>Roll Call: Vouchers</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
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			

**A. CAPITAL IMPROVEMENT REVIEW**

**1) NORTH HUNTERDON HIGH SCHOOL**

1445 State Route 31

Block 79, Lot 1

Application No. PB-2020-08

North Hunterdon High School has entered into a Power Purchase Agreement and Lease with NHV Solar LLC to install Roof Mounted solar panels on portions of the North Hunterdon High School roof.

Teresa Moore, Esq., Applicant’s Attorney stated the project review before the Board is for Roof Mounted Solar Panels. The District has entered into a fifteen (15) year lease agreement with Advanced Solar and the end result will be cost savings to the district and taxpayers.

Katherine Blew, NHV Business Administrator  
Lyle Rawlings of Advanced Solar  
Scott Musich of Advanced Solar

Scott Musich provided an overview of the project, discussing specifications and installation of the equipment. There will be some minimal trimming of trees. The system will not be generating excess power back to the grid. The school will be using all power that the system will be generating. Installation of the system will take three (3) to four (4) months. The project will most likely begin in the Spring of 2021 and will work around the school schedule including Covid restrictions.

Discussion ensued as to the age of the existing roofs where the solar arrays would be mounted and the ability of the roofs to withstand the solar arrays. The applicant stated that the roofs are all approximately five (5) years old.

The Board voted on the motion of William Glaser, Jr., seconded by John Lazarus that the Capital Improvement Project was not inconsistent with the Township Master Plan and that the Board had no recommendations to make regarding the project. The vote record follows.

<b>Roll Call: North Hunterdon High School – Capital Improvement Review Roof Mounted Solar Panels</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
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			

The Board directed Board Secretary Filardo to draft a letter to the applicant, Township Council and the State School Board as to the Board’s findings.

**REPORTS**

- 1) Report from Council – Mr. Higgins reported the following:
  - Annandale Village adopted Ordinance authorizing the conveyance of the preservation easement. The Subdivision still has to be perfected.
  - Rezoning of Route 22 Corridor on Council 10/14 agenda.
  - Construction of pavilion at Windy Acres is underway
  
- 2) Report from Ordinance Subcommittee – Mr. Glaser provided an update regarding a meeting last week with himself, Mr. Higgins and Secretary Filardo to review a long list of items including review items from Board of Adjustment Annual Reports, Jon Drill, A number of these items are already being addressed by Council. Others will be addressed with the upcoming Route 22 Zoning clean-up Ordinance. Other items being addressed by Council are Air B&B and pool rentals and the establishment of a Technical Review Committee.
  
- 3) Report from Open Space – None.

- 4) Report from Environmental Commission – Mr. Cimei reported that the EC is working on info data on plants and wildlife at Windy Acres.

There was a brief discussion regarding the upcoming voting on November 3rd. Mr. Glaser explained that in addition to the mail in ballots there will be one in-person voting location at North Hunterdon High School. This is consistent withing the County as each Municipality will have one in-person voting location for this election.

Mr. Higgins noted that there is a potential for unusual conduct at the voting location. And he asked Mary Melfi at the County if is there training or document for our Police to know the regulations, as to what is permittable and what is not. Mr. Higgins will be following up on this tomorrow morning for additional information. Mr. Glaser noted that he has requested at least one Resource Officer to be in attendance as the school will be closed on Election Day.

Mr. Higgins noted that all of Hunterdon County Municipal Clerks are coming in on off hours to help sort out the ballots which is a nice effort of everyone coming together and pitching in.

### **ADJOURNMENT**

Mr. Glaser motioned and Mr. Lazarus seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:35pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on October 19, 2020.