

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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October 19, 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, Kleinhans, Lazarus, Cimei

MEMBERS ABSENT

Butcher, Kilduff, Kochanowski, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE VIA WEBEX

Denise Filardo, Board Secretary

Katie Razin, Esq. substituting for Jonathan Drill, Board Attorney

Tom Behrens, Board Planner

MEETING MINUTES

1) Meeting Minutes of October 5, 2020

Mr. Glaser motioned and Mr. Lazarus seconded the motion to adopt the Minutes of October 5, 2020. The vote record follows.

Roll Call: Minutes of October 5, 2020						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)					X	X
Glaser (Alt. 2)	X		X			
Higgins			X			
Kilduff (Alt. 1)					X	X
Kleinhans					X	
Kochanowski					X	X
Lazarus		X		X		
Scheick					X	X
Cimei, (Chair)				X		

RESOLUTIONS

1) ANNANDALE VILLAGE, LLC
(FORMER “FOX-SEALS” AND MUNICIPAL BUILDING)

Block 53, Lot 3
6 West Street

Application No. 2020-04
Resolution No. CTPB-2020-05

Applicant is seeking Minor Subdivision Approval to subdivide Lot 3, Block 53 in order to Retrofit an existing Historical Building to accommodate a Mixed-Use Multi-Family Residential with Restaurant Use and Construction of a New Multi-Family Residential Building along with Separate Community Parking Lot.

Mr. Glaser motioned and Mr. Cimei seconded the motion to adopt Resolution No. 2020-05. The vote record follows.

Roll Call: Annandale Village – Resolution No. 2020-05						
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	X
Lazarus					X	
Scheick						X
Cimei, (Chair)		X	X			

- 2) ANNANDALE VILLAGE, LLC
 (FORMER “FOX-SEALS” AND MUNICIPAL BUILDING)
 Block 53, Lot 3
 6 West Street
 Application No. 2020-05
 Resolution No. CTPB-2020-06
 Request for Extension of Time to revise plans and Modification of Condition D.1.e. of
 Resolution No. 2018-09 regarding review of Architectural Plans.

Mr. Glaser motioned and Mr. Cimei seconded the motion to adopt Resolution No. 2020-06. The vote record follows.

Roll Call: Annandale Village – Resolution No. 2020-06						
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	X
Lazarus					X	
Scheick						X
Cimei, (Chair)		X	X			

- 3) ANNANDALE VILLAGE, LLC
 (FORMER “FOX-SEALS” AND MUNICIPAL BUILDING)
 Block 53, Lot 3
 6 West Street
 Application No. 2020-06
 Resolution No. CTPB-2020-07
 The applicant is seeking Final Site Plan Approval to allow Retrofitting of Existing
 Historical Building to Accommodate a Mixed-Use Multi-Family Residential with
 Restaurant Use and Construction of a New Multi-Family Residential Building along with
 Separate Community Parking Lot.

Mr. Glaser motioned and Mr. Higgins seconded the motion to adopt Resolution No. 2020-07. The vote record follows.

Roll Call: Annandale Village – Resolution No. 2020-07						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher (Vice Chair)						X
Glaser (Alt. 2)	X		X			
Higgins		X	X			
Kilduff (Alt. 1)					X	X
Kleinhans			X			
Kochanowski					X	X
Lazarus					X	

Scheick						X
Cimei, (Chair)			X			

MASTER PLAN CONSISTENCY REVIEW

1) ORDINANCE NO. 1142-2020

An Ordinance of the Township of Clinton Amending Chapter 165 of the “Code of the Township of Clinton” by Consolidating the C-2, ROM and ROC Zoning Districts along the Route 22 Corridor into a New Commercial Research, Office and Manufacturing Zoning District and Amending the Clinton Township Zoning Map, Schedule of Zoning Requirements and Chapter A290, Fees Compilation, Accordingly.

Tom Behren’s provided a summary of the ordinance.

The Board found the ordinance to be not inconsistent with Master Plan. Finally, the Board had no recommendations as to any changes or revisions to the proposed ordinance.

Mr. Glaser motioned and Mr. Lazarus seconded the motion finding Ordinance No. 1142-2020 to be not inconsistent with the Master Plan. The vote record follows.

Roll Call: Master Plan Consistency Review – Ordinance No. 1142-2020						
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			

WORKSESSION TO DISCUSS UPCOMING ORDINANCE SUBCOMMITTEE ITEMS

Mr. Glaser of the Ordinance Sub-committee reviewed a number of items that are currently on the Sub-Committee’s Open Items Draft for review. During the Worksession, the Board discussed prioritizing the items on the Draft enclosed herewith.

Sources for the individual items are as follows:

- County Land Use Study Items
- CTBOA Annual Report Items
- Township Zoning Officer Items
- Zoning Recommendations contained in the 2020 Periodic Reexam Report of the Master Plan and Development Regulations

VOUCHERS

Mr. Lazarus motioned and Ms. Glaser seconded the motion to approve 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		X			
Scheick						X
Cimei, (Chair)			X			

REPORTS

1) Report from Council:

Mr. Higgins reported the following from the last Council Meeting:

- Pavilion/Shelter has been constructed at Windy Acres
- We are close to receiving the additional funds from Green Acres (approximately \$388,000) for preserving the other two pieces of Windy Acres
- The state passed a Bond issue to promote Vo-Tech Education with 75% if the County contributes 25%. The proposal is to locate a new building on the North edge of the North Hunterdon High School to accommodate up to 200 students. The challenge is sewer capacity which we are hoping to be able to work out with CTSA
- The Township will have a new Administrator shortly, the person will be named at the October 28th Council Meeting.

A brief discussion ensued regarding Ingersoll Rand having vacated their building on Route 31 a few months ago.

- 2) Report from Ordinance Subcommittee – Refer to Worksession notes above.
- 3) Report from Open Space – None.
- 4) Report from Environmental Commission – None.

ADJOURNMENT

Mr. Lazarus motioned and Mr. Glaser seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:21pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on December 7, 2020.