

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

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

**October 4, 2021**

7:00PM

**IN-PERSON PUBLIC MEETING AT:**

The Clinton Township Public Safety Building  
1370 Route 31 North – 3<sup>rd</sup> Floor Council Chambers  
Annandale, NJ 08801

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

Vice Chairman Higgins led the Flag Salute.

Vice Chairman Higgins read the Public Notice

This is the October 4, 2021 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting was 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 bulletin boards at the front of the Municipal Building, the front door of 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**

Glaser, Higgins, Johnson, Lazarus, Scheick

**MEMBERS ABSENT**

Butcher, Kleinhans, Mullay, Cimei

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jon Drill, Board Attorney (Virtual via Zoom)  
Tom Behrens, Jr., Board Planner  
Denise Filardo, Board Secretary

**MINUTES**

1) July 26, 2021 – Carried to next meeting.

**RESOLUTIONS**

None.

**PUBLIC HEARING**

- 1) COUNTY OF HUNTERDON DEPARTMENT OF PUBLIC SAFETY  
EXXON CAPITAL CORP  
1545 Route 22 East  
Block 30, Lot 30  
Application No. PB-2021-08

The Applicant, Hunterdon County Department of Public Safety, is requesting Waiver from Site Plan Approval to install a roof mounted wireless telecommunications repeater and associated equipment atop the existing building at the above referenced property occupied by ExxonMobil. The proposed telecommunications repeater will function as the tower structure to fill an existing gap in emergency communication radio coverage for all County and Municipal Law Enforcement, Fire and EMS throughout Hunterdon County.

It was determined that additional information is needed from the applicant in order for the Board to render a decision on this application. As such the applicant's attorney requested that the application be carried to the October 4, 2021 meeting. On September 20<sup>th</sup> the Board granted the request to carry this application to October 4<sup>th</sup>.

The applicant was represented by Aaron Culton, Esq.

The following individuals were sworn and testified during this hearing:

1. Jim Curry, (Hunterdon County Division Head of the 911 Center);
2. Frank Bell, (Applicant's Architectural Expert);
3. John Silliman, (Hunterdon County Sr. Communications Tech)

**EXHIBITS**

- A-1 Aerial photo of existing building showing location of proposed antennas and related equipment.
- A-2 Color rendered elevation of building showing location and height of proposed antennas and related equipment.

Jim Curry's credentials were accepted by the Board.

Mr. Curry's testimony included a summary of the project and was not limited to the following:

- The proposed telecommunications repeater will function as the tower structure to fill an existing gap in emergency communication radio coverage for all County and Municipal Law Enforcement, Fire and EMS throughout Hunterdon County.
- One such lapse of radio coverage occurs consistently where Route 78 intersects with Route 31 and Route 22 as well as County Route 629.

- ExxonMobil has generously offered to allow Hunterdon County to affix the necessary equipment on one of their existing roof structures which will function as the tower structure.
- This colocation on an existing building eliminates the need to construct a new structure to support the necessary radio communications equipment.
- The equipment will not be visible from public land with the naked eye and the height of the proposed antennas is less than the height of the existing roof stacks.

**BOARD FINDINGS AND CONCLUSIONS**

- There is an approved site plan associated with the proposed site.
- The proposed project will not affect existing circulation, parking, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review.
- There will be inherent public health and safety benefits with the proposed project.
- The found that it can and should grant Waiver of Site Plan Approval pursuant to Ordinance Section 165-36.1(3).

**RELIEF GRANTED**

**Waiver of Site Plan Review and Approval**

In accordance with Township ordinance sections 165-36.1(A)(1) and 16-36.1(A)(3), N.J.S.A. 40:55D-46.2 and 47 U.S.C. 1455 to allow installation of a roof mounted wireless telecommunications repeater and associated equipment atop the existing building at the above referenced property occupied by ExxonMobil. The proposed telecommunications repeater will function as the tower structure to fill an existing gap in emergency communication radio coverage for all County and Municipal Law Enforcement, Fire and EMS throughout Hunterdon County.

The applicant requested that the Board ask the Zoning and Construction Officials to process permit applications as if the resolution has been adopted.

Mr. Mullay motioned and Mr. Cimei seconded a motion to approve payment of the vouchers. The vote record follows.

<b><i>Roll Call: Hunterdon County Public Safety at ExxonMobil</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 (Alt 1)						X
Glaser	X		X			
Higgins			X			
Johnson (Alt 2)			X			
Kleinhans						X
Lazarus		X	X			
Mullay						X
Scheick			X			
Cimei						X

**MASTER PLAN CONSISTENCY REVIEW**

1) TOWNSHIP OF CLINTON HUNTERDON COUNTY, NEW JERSEY

Ordinance No. 1159-2021

An Ordinance of the Township of Clinton amending Chapter 165, “Land Use Regulations” of the “Code of the Township of Clinton” to change the Zone Classification of the “LeCompte” site on Route 31 (Block 29, Lot 4) from the AH-7 Affordable Housing District to the ROM-1 Research, Office, and Manufacturing District; repeal in their entirety the development regulations applicable to the AH-7 Affordable Housing District; create a new Zoning District to be known as the “AH-10 Affordable Housing District” and establish development regulations applicable thereto; and change the Zone Classification of a ±2.4-acre tract on Grayrock Road (Block 77.01, Lots 2, 3 And 4) from the OB-2 Office Building District to the AH-10 Affordable Housing District, in accordance with the Township’s Third Round Affordable Housing Obligations.

Tom Behrens, Board Planning Expert provided the Board with an overview of Ordinance No. 1159-2021. Mr. Behrens opined that this ordinance is substantially consistent with the Township Master Plan.

The Board found the ordinance to be substantially consistent with Master Plan. Finally, the Board had no recommendations as to any changes or revisions to the proposed ordinance.

Mr. Lazarus motioned and Mr. Scheick seconded a motion finding Ordinance No. 1159-2021 substantially consistent with the Master Plan. The vote record follows.

<b><i>Roll Call: Master Plan Consistency Review Ordinance No. 1159-2021</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 (Alt 1)						X
Glaser			X			
Higgins			X			
Johnson (Alt 2)			X			
Kleinhans						X
Lazarus	X		X			
Mullay						X
Scheick		X	X			
Cimei						X

**VOUCHERS**

Mr. Glaser motioned and Mr. Lazarus seconded a 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 (Alt 1)						X
Glaser	X		X			

CTPB October 4, 2021 Meeting Minutes

Higgins			X			
Johnson (Alt 2)			X			
Kleinhans						X
Lazarus		X	X			
Mullay						X
Scheick			X			
Cimei						X

It was noted that there was no one from the public in attendance.

**REPORTS**

REPORT FROM COUNCIL

Mr. Glaser reported the following:

The Township is expected to adopt Ordinance No. 1159-2021 which was reviewed tonight by the Planning Board at the next Council meeting.

REPORT FROM ORDINANCE SUBCOMMITTEE

Mr. Glaser reported that they are making good progress with the administrative waiver process. The committee will also be working on the rezoning of both the North and Southbound sides of Route 31.

Mr. Higgins will be taking the lead on researching the new EV (Electric Vehicle) ordinance.

Discussion ensued between Board members, Tom Behrens and Jon Drill regarding EV charging stations.

REPORT FROM ENVIRONMENTAL COMMISSION

None.

**ADJOURNMENT**

Ms. Johnson motioned and Mr. Scheick seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:38pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on November 15, 2021.