

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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September 19, 2022

7:00PM

**IN-PERSON PUBLIC MEETING AT:
THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING**

Chairman Cimei called the meeting to order at 7:00pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is an in-person 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 inside and at the front of 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, Johnson, Lazarus, Mullay, Cimei

MEMBERS ABSENT

Butcher, Higgins, Kleinhans

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Board Attorney
Tom Behrens, Board Planning Expert (Via Telephone)
Larry Plevier, Board Engineering Expert (Via Telephone)
Denise Filardo, Board Secretary

MEETING MINUTES

None.

RESOLUTIONS

None.

Mr. Mullay recused from the Hunterdon County Vocational School District Review and exited the meeting.

CAPITAL IMPROVEMENT REVIEW

- 1) HUNTERDON COUNTY VOCATIONAL SCHOOL DISTRICT (HCVSD)
AT NORTH HUNTERDON HIGH SCHOOL
Block 79, Lot 1
1445 Route 31
Application No. 2022-09
Pursuant to N.J.S.A. 40:55D-31a is seeking a Master Plan Consistency Review of a Capital Project which consists of constructing a two-story 25,436sf footprint vocational educational building with parking lot and other related improvements at the North Hunterdon High School property.

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

Howard Vex, Esq. HCVSD Attorney stated that this is a Capital Review in accordance with N.J.S.A.40:55D-31a.

HCVSD Superintendent Todd Bonsall provided information regarding the proposed Votech Building and not limited to the following:

- Funding to be provided through the “Securing Our Children’s Future Bond Act” Grant Program;
- Programs to be offered at the new facility will include Culinary Arts, Advance Manufacturing, Welding, Diesel, HVAC and Plumbing;
- Students attending Votech spend 25% of their day in Votech and the remainder in the Main High School;
- The Program will be open to students all over the County and outside if there is room;
- The Program will be able to service students from 9th to 12th grade where the program is currently only open to 11th and 12th graders;
- Construction of the new building will provide cost savings by eliminating the very expensive mid-day bus run and leasing of the existing building;
- Students to be brought in by bus or parent drop-off.

EXHIBITS

- A-1 Colorized rendering of Sheet C-102;
- A-2 Proposed signage for the HCVSD to be located in front of existing flagpole at top of hill;

- A-3 Colorized rendering of Sheet A-112;
- A-4 Colorized rendering of Sheet A-115;
- A-5 Colorized rendering of Sheet A-201;
- A-6 Colorized rendering of Sheet A-202;

Referencing Exhibits A-1 and A-2, Brett Papi, PE provided the Board with information including and not limited to the following:

- An overview of the site identifying the area of proposed development and access;
- Removal of sheds and an unused building;
- Construction of new 56 space parking lot;
- Trees to be removed and trees proposed;
- Installation of flagpole;
- Proposed refuse area;
- Increasing impervious coverage by ¼ %: and
- Recharge water quality and karst.

Referencing Exhibits A-3 through A-6, Kevin Settembrino, AIA provided the Board with information including and not limited to the following:

- The new building will be approximately 35,200sf, slab on grade, fully sprinklered with many double height spaces;
- Maximum building height of 45ft at the top of the shed roof. Lowest point by the administrative area will be fifteen (15) feet. The back area by the tennis courts will be about thirty (30) feet. The highest part of building will be the farthest from the street;
- Exterior will be comprised of masonry veneer, sloped standing seam metal roofing;
- Mechanical systems on the roof will be partially screened with parapets;
- Second floor will be open to the culinary program on the first floor consisting of six (6) cooking stations with hoods;
- Construction of steel deck with concrete and a combination of acoustic block and acoustic panels will be applied to the walls so acoustics will not travel from space to space;
- There will be acoustic wraps around the mechanical classroom units;
- Translucent panel combination windows constructed of aluminum and glass.

During this lengthy presentation and discussion, the Board had several concerns around health, safety and off-tract impacts for this major capital project and therefore made the recommendations below. Noting those recommendations as key to ensuring the project does not create the aforementioned health safety and nuisance issues, the board voted on the motion of Mr. Lazarus, seconded by Ms. Johnson that the capital improvement project overall is not inconsistent with the Township Master Plan. Members in favor: Glaser, Johnson, Lazarus and Cimei. Members against: None.

The Board made the following health safety and good neighbor recommendations regarding the project, all of which are consistent with but less than would have been required for any private development of similar scope:

1. Self-reporting to the NJDEP and the County as to stormwater management and any requested variances from full compliance with the requirements of N.J.A.C. 7:8;
2. Request a written response from the NJDEP to support the applicant’s position that the project does not have to comply with green infrastructure standards promulgated in N.J.A.C. 7:8-5.3;
3. Proposed sidewalk should be extended up to the main driveway next to the main Regional Road entrance for safety of pedestrians/students;
4. Coordination in writing on how the Votech Campus will operate with Main NHHS Campus during sporting events, graduation and other special events and joint coordination with the Police Chief and the Fire Chief, particularly with removal of chain link fence and gate at new driveway;
5. Mechanical equipment should comply with the NJ State Noise Code N.J.A.C. 7:29-1 et seq.;
6. Landscaping should be added along Regional Road to compliment & soften the building;
7. Lighting should comply with ordinance 165-74;
8. Signage should comply with ordinance 165-109; and
9. Electric Vehicle Charging should comply with NJ state laws/requirement.

MASTER PLAN CONSISTENCY REVIEWS

- 1) AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY, MODIFYING THE STORMWATER MANAGEMENT REQUIREMENTS FOR MINOR DEVELOPMENTS AND AMENDING CHAPTER 165 (LAND USE REGULATIONS) OF THE ‘CODE OF THE TOWNSHIP OF CLINTON’

Larry Plevier, Board Engineering Expert provided an overview of the modifications to the existing Stormwater Ordinance pertaining to minor developments such as residential pools, patios, garages etc. The changes allow flexibility in design with no changes to threshold requirements.

Mr. Glaser motioned and Mr. Lazarus seconded a motion approving the above referenced Ordinance to be consistent with the Township Master Plan. The vote record follows.

<i>Roll Call: Master Plan Consistency Review Ordinance Revised Stormwater Management for Minor Developments</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher						X
Glaser	X		X			
Higgins						X
Johnson (Alt. 1)			X			
Kleinhans						X
Lazarus		X	X			
Mullay			X			
Cimei			X			

- 2) AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY, AMENDING CHAPTER 165 (LAND USE REGULATIONS) OF THE “CODE OF THE TOWNSHIP OF CLINTON” BY MODIFYING THE DEFINITION OF “DWELLING OR DWELLING UNIT” SET FORTH THEREIN

Mr. Glaser motioned and Mr. Lazarus seconded a motion finding the above referenced Ordinance to be not consistent with the Township Master Plan. The vote record follows.

Roll Call: Master Plan Consistency Review Ordinance Revised Definition of “Dwelling”						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher						X
Glaser	X		X			
Higgins						X
Johnson (Alt. 1)			X			
XKleinhans						X
Lazarus		X	X			
Mullay			X			
Cimei			X			

APPROVAL OF VOUCHERS

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

Roll Call: Approval of Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Butcher						X
Glaser			X			
Higgins						X
Johnson (Alt. 1)			X			
Kleinhans						X
Lazarus		X	X			
Mullay	X		X			
Cimei			X			

REPORTS

Report from Council – Mr. Glaser reported the following:

- A new SRO started at the Middle School;
- Township is holding a vehicle equipment auction;
- Township is doing a lot of hiring, Kim was promoted to Court Administrator, two (2) seasonal DPR workers, one (1) Full-Time DPW worker and one (1) Police Officer
- Milling and paving of unpaved portion of Allerton Road to be done;
- Ordinance introduced to vacate part of road pertaining to the Old Municipal Building.
- Proclamations were awarded to Eagle Scouts.

Report from Ordinance Subcommittee – Mr. Glaser reported that the committee has been working on the Route 31 re-zoning. Tom Behrens will be working on the Highlands Center Ordinance.

Report from Environmental Commission – Ms. Butcher was absent so no report.

Report from Historic Commission – Ms. Johnson reported that there are two (2) new members. The Commission would like to start a Newsletter.

ADJOURNMENT

Mr. Lazarus motioned and Ms. Johnson seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 9:34pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on December 5, 2022.