

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

APRIL 3, 2023

7:00PM

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

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 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

Aversa, Glaser, Higgins, Kleinhans, McCaffrey, Mullay

MEMBERS ABSENT

Cimei, Butcher, Johnson

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Esq., Board Attorney
Thomas Brehrens, Jr., PP, AICP, Board Planning Expert
Larry Plevier, PE, CME, Board Engineering Expert
Cyndi Kiefer, Recording Secretary

MEETING MINUTES - NONE

RESOLUTIONS - NONE

Mayor Mullay recused himself from participating in the Annandale Village hearing.

PUBLIC HEARINGS

ANNANDALE VILLAGE LLC

Block 53, Lot 3

6 West Street

Application No. PB-2023-02

Applicant is seeking Amended Preliminary & Final Site Plan Approval, Regranting of previously granted Bulk Variances and Amended Minor Subdivision Approval to address changes in the lot configuration and property dimensions.

Present: Frederick B. Zelle, Esq., Attorney for the Applicant
Christopher Nusser, PE, PP, Engineer and Planner for the Applicant
Robert Fernandes, Principal in the Applicant LLC

Frederick B. Zelle, Esq., attorney with a business address of 53 Division Street, Millington, NJ, entered his appearance on behalf of the Applicant. He advised that because of the change in the lot configuration and property dimensions which was discovered by the title company when the Applicant was closing on the property, the Applicant is seeking Amended Preliminary and Final Site Plan approval along with Amended Minor Subdivision approval on a project which is the subject of a redevelopment. Attorney Zelle stated that a portion of the existing historic structure would be rehabilitated to accommodate restaurant/commercial space on the first floor and two (2) apartments on the second floor. In addition, the project includes a new 10-unit multifamily building fronting Center Street and the subdivision of the southerly parking area for municipal use with associated site improvements. Initially, the entirety of Washington Street was to be vacated however, but because of dimensional issues related to the final subdivision and portion of Washington Street to be vacated, the initial proposal had to be amended as currently presented.

Mr. Nusser, Mr. Fernandes, Mr. Behrens and Mr. Plevier were duly sworn.

Christopher Nusser, PE, PP, with the firm of *Engineering and Land Planning Associates, Inc.*, High Bridge, NJ, was accepted by the Board as an expert in the field of civil engineering and in professional planning. He described the current conditions of the subject property and testified that the historic portion of the existing municipal building would remain and be renovated, that the 10-unit apartment building and associated amenities would be in the rear portion of the site on Center Street and that the municipal parking lot currently located on the southerly portion of the site would be moved north. Mr. Nusser stated that state approvals for the project were delayed because of the pandemic and because of the issues involved when the title company discovered that there was a discrepancy on the eastern portion of Washington Street which necessitated the current revisions in the proposal. He confirmed that other than some dimensional revisions, the current plan is essentially the same as the one that was approved and that there were no changes to lighting, landscaping, etc. Attorney Drill agreed that nothing had changed other than the lot line; however, he added that because of the revisions, an additional variance for a trash enclosure located in the front yard is now required.

Attorney Drill gave a description of the variances required.

Mr. Nusser stipulated, as conditions of approval, to the comments in Mr. Plevier's memo.

Hearing nothing further from the Board, the hearing was opened to the public for questions or comments.

- Kira Lawrence, 9 West Street, questioned the location of the trash enclosure and the lighting. Mr. Nusser responded that the location of the enclosure had not changed from the original approved proposal however, because only a portion of Washington Street is now scheduled to be vacated, the enclosure requires a variance for location in a front yard. He stated that lighting will conform to Township standards, downlit and shielded to prevent spillage and stipulated to cap the lighting at 3500 Kelvin.

Hearing nothing further from the public, that portion of the hearing was closed.

Attorney Zelley provided a brief summary.

Councilman Glaser moved to grant Amended Preliminary and Final Site Plan approval and to grant Minor Subdivision approval along with previously approved Bulk Variances subject to the conditions stipulated to by the Applicant. Mr. Aversa seconded.

Roll Call: Annandale Village LLC Application No. 2023-02						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2		X	X			
Butcher						X
Cimei						X
Glaser	X		X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1						X
McCaffrey			X			
Mullay					recused	

APPROVAL OF VOUCHERS - NONE

REPORTS

Report from Council

- Several new hires in administration
- Budget was introduced
- Overview of ordinances to be forwarded to the Planning Board

Report from Environmental Commission – No Report

Report from Historic Commission

- Mark Margulies contacted for the position of Board Architect

Report from Open Space Commission - No Report

ADJOURNMENT

Mr. Aversa motioned and Ms. Kleinhans seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:58 pm.

Respectfully submitted,

Cyndi Kiefer

Recording Secretary, Planning Board

These Minutes were adopted on August 7, 2023