

MINUTES

**CLINTON TOWNSHIP PLANNING BOARD
NOVEMBER 20, 2023**

7:00PM

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

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

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

Aversa, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay

MEMBERS ABSENT

Butcher, Johnson

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Esq., Board Attorney
Thomas Behrens, Jr., PP, AICP, Board Planning Expert
Larry Plevier, PE, CME, Board Engineering Expert
Jim Mazzuco, Board Landscape Architect
Taylor Gribbin, Planning Board Secretary

MEETING MINUTES - NONE

RESOLUTIONS - NONE

PUBLIC HEARINGS

INGERMAN DEVELOPMENT COMPANY, LLC (Willows at Spruce Run)

1130 Route 22 - Block 70, Lots 6 and 6.01

Application No. 2021-07

Applicant is seeking Amended Preliminary Site Plan Approval, Final Site Plan Approval, and Variance relief to construct a multi-family inclusionary housing development.

Mr. Higgins and Mr. Mullay recused themselves from the meeting for the duration of this hearing.

Attorney Kate Coffey, Engineer/Planner John Hansen, Traffic Engineer David Fahim, Architect Mary Johannesen, and applicant Geoffrey Long with Ingerman Development Company were all present and sworn in for the meeting.

Ms. Coffey gave an introduction to the hearing. She stated the applicant is intending to consolidate lots 6 and 6.01 in the AH-9 zone per recently amended Township Ordinance No. 1189-2023. The goal being to reduce the total number of units/buildings and increase the number of affordable units provided.

The applicant is also seeking relief for the following: variance to construct a 6ft retaining wall with no tier while complying with the setbacks, and the number of trees proposed for replanting after development. Applicant cannot meet the required 6,000 replacement trees and shrubs due to space.

Engineer and Planner John Hansen gave an overview on the site plan. Mr. Hansen ran through various visual exhibits prepared by E&LP Engineering giving better visual representation to the site and the various amenities.

Mr. Hansen gave visual to the changes being presented from the consolidation of lots 6 and 6.01, which includes but is not limited to: building #3 relocation, reduction in the size of the development entrance road, reconfiguration of TOT Lot, etc.

There was further discussion regarding water and sewer access.

Clinton Township Sewage Authority (CTSA) would be the owner of the proposed pump station and related sewage infrastructure in the event that lot 12 (St. Luke's) would be included in the capacity. The proposed pump station to be constructed on the east side of the development would be large enough to supply future development. The idea has been brought to the attention of the property owners at lot 12 and they are allegedly receptive to the idea. Should lot 12 not be included in the capacity, the pump station and related sewer infrastructure responsibility would then be retained by the Ingerman development.

Following Mr. Hansen's presentation, the board requested the following: ensuring ADA accessible doors be added to the waste facilities, reshaping the north side water basin on the property to conform with the setbacks and landscape encroachments, combining the building and unit #'s to allow one sign per building, and the installation of a 6ft. non-climbable mesh fence along the top side of the retaining wall at the rear of the property thus eliminating the need for the split rail fence.

Board Landscape Architect, Jim Mazzuco, gave a brief summary of the findings in his report. Applicant agreed to comply with comments in report and will work with Jim on the items still required.

Board agreed to take a 5-minute recess at 9:04 p.m.

Meeting reconvened at 9:10 p.m.

Mr. Cimei then opened the floor for public comment following engineering testimony.

Mike Amberg – Clinton Township

Expressed concerns about the reduction in the number of replacement trees and the expected growth rate of said trees. Requested clarification on if there would be trees replanted at the rear of the property. Expressed further concern about the impending noise caused by the development and requested that evergreen trees be planted in areas suitable for their growth to reduce as much sound as possible.

Rob Durso – Clinton Township

Requested clarification on the permeable pavement. Expressed concern about road salt running off into the waterways and river.

Jodi Moss – Clinton Township

Posed the question of whether it was feasible to donate the remaining # of trees that would not fit on the proposed property to other parts of Clinton Township to fulfill the required number of displaced trees.

Ed Kane

Mr. Kane questioned the percentage of acreage being developed. He asked how many spruce trees were proposed to be replanted along the retaining wall at the rear of the subject property. Mr. Kane asked how deep the retention ponds on the property would be.

Ryan Schmitt

Mr. Schmitt asked if it would be reasonable to request that the trees proposed to be replanted be placed in a way that intentionally blocks the light from the surrounding properties. Request was granted by the applicant.

Jack Brennan – Union Township

Asked if the development would in any way disturb Riverfold Park. He asked why the market priced units were removed. Mr. Brennan also expressed concern that the sidewalks would lead right out toward Route 31, and that children might be led into potential danger.

Mary Johannesen with Thriven Design gave a visual representation of the architectural design of the structures in the proposed development. Ms. Johannesen discussed the updates to the design of the buildings. Further updates were suggested by the board including removing a bench from the site plan, revising site plan to show the removal of a door on the community building, and adding a walkway.

Board Chairman opened the floor to public comment following Architectural testimony.

Mike Amberger – Clinton Township

Mr. Amberger requested that a darker finish color be chosen for the back side of buildings 2 and 4. Request was granted by the applicant.

Direct testimony was concluded.

Mr. Drill addressed the public asking if there was any question relating to traffic or ingress/egress flow. Being as there were no traffic related questions, the Traffic expert did not have to testify.

Mr. McCaffrey comments that this development plan would fulfill 96 out of the towns obligation to supply 335 affordable housing units.

Residents attending the meeting were then sworn in for testimony.

Mike Amberger – Clinton Township

Mr. Drill swore Mr. Amberger in.

Expressed concern regarding laws pertaining to Fair Housing Act allowing people with a criminal history to rent.

Geoff Long – Ingerman Development Company LLC

Mr. Long reassured the resident that getting the right tenants is crucial for business. The process to rent at a facility run by Ingerman, the initial vetting process could take anywhere from 90-100 days with an annual recertification for the residents chosen. Mr. Long stated that the company ensures that they meet all the requirements for the Fair Housing Act while also vigorously vetting their prospective residents.

Ed Kane –

Mr. Drill swore Mr. Kane in.

Mr. Kane shares information on the local wellness center that allegedly recently disturbed over 6 acres for a solar field installation. The solar panels have caused the earth around to erode into the neighboring wetlands and rivers. Mr. Kane simply requested that anything the company could do to lessen the environmental impacts and replant as much as possible would be helpful for both the town and the environment.

Rob Durso –

Sworn in by Mr. Drill.

Mr. Durso shared sentimental story of upbringing in Brooklyn, NY. He continued to express the decline in areas that people could fish or swim due to the pollution of redevelopment and he urged the board to consider that.

Mr. McCaffrey posed the question of a suggestion for something else to go in place of the proposed development.

Public hearing was closed at 10:36 p.m.

Township Attorney Jon Drill reviews the requests being sought by the applicant. The applicant is seeking the following: 'C' variance for the retaining wall and installation of 6ft. mesh non-climbable fencing in lieu of split rail fencing originally proposed. Exceptions for the following: tree replacement, encroachment portions, and ground water recharge.

Motion made by Mr. Aversa and seconded by Mr. McCaffrey to approve amended preliminary site plan approval. Motion passed; vote shown below:

Roll Call: The Willows at Spruce Run – Ingerman Application No. 2021-07						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa ^{Alt 2}	X		X			
Butcher						X
Cimei			X			
Glaser			X			
Higgins					recused	X
Kleinhans			X			
Johnson ^{Alt 1}						X
McCaffrey		X	X			
Mullay					recused	X

Mr. Higgins and Mr. Mullay rejoined the meeting.

NEW BUSINESS – NONE

APPROVAL OF VOUCHERS

Motion made by Mr. Aversa seconded by Mr. McCaffrey to approve the vouchers submitted to the Board for review and approval.

REPORTS

Report from Council

Report from Environmental Commission

Report from Historic Commission

Report from Open Space Commission

ADJOURNMENT

Mr. Aversa motioned and Mr. Cimei seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Taylor Gribbin

Planning Board Secretary

These Minutes were adopted on March 4th, 2024