

CLINTON TOWNSHIP PLANNING BOARD
Meeting Minutes

October 7, 2024

7:00PM

IN-PERSON PUBLIC MEETING

A. CALL TO ORDER & PUBLIC NOTICE

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

B. FLAG SALUTE

Chairman Cimei led the flag salute.

C. PUBLIC NOTICE

Chairman Cimei read the following public notice:

This is the October 7, 2024, virtual 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 Star Ledger, 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 sent to the Hunterdon County Democrat, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Board Secretary called role at the meeting:

Mr. Aversa	X	Ms. Kleinhans	X
Ms. Butcher		Mayor Mullay	X
Mr. Higgins	X	Mr. McCaffrey	X
Mr. Glaser	X	Chairman Cimei	X

E. VOUCHERS FOR REVIEW & APPROVAL

Chairman Cimei made a motion, and Mr. Aversa seconded, to approve the vouchers for the October 7, 2024, meeting. All Board members present voted yes. Vouchers approved for payment.

L. MINUTES FOR REVIEW & APPROVAL

- 1.) September 16, 2024 – Regular Meeting minutes
Eligible to vote: Aversa, Butcher, Higgins, Glaser, Kleinhans, Cimei

Mr. Aversa made a motion and Ms. Kleinhans seconded the motion to approve the minutes from the September 16, 2024, regular meeting. Motion carried, five (5) yes votes.

M. PUBLIC HEARINGS

1.) Hanna Memorial Cancer Clinic – 1510 Route 22 – Block 47.02 Lot 1 Application No. 2024-05 – Amended Site Plan Approval

Mr. McCaffrey listened to the audio for the September 16, 2024, meeting and signed a member absentee affidavit and was then eligible to vote at the time of the hearing.

The applicant Dr. Hannallah, the applicant's Engineer, Wayne Ingram, and Steve Gruenberg, filling in for the applicant's attorney, were present at the time of the hearing.

No members of the public were present at the time of this hearing.

The applicant agreed to give an extension through 11/30/2024. The letter sent to the Board Secretary from the Applicant's attorney stated the extension was through 10/31/2024 in error, which was corrected on the record.

The applicant's engineer testified that there was a total of 20 trees removed on the site with a total caliper of 325" of removal. The original replacement per the approval 2015 site plan called for a replacement count of 40 trees, with the additional replacement count of 177 trees per the (2:1) replacement ratio in code section 165-77. That would total a replacement count on site of 217 trees. The applicant is asking for relief for a total of 102 trees and proposed a replacement count of 115 trees of 3" caliper.

After discussion and evaluation of the tree removal and replacement ordinance adopted by Township Council on April 24, 2024, and effective May 15, 2024, the applicant requested that the new tree ordinance govern the replacement count at a (1:1) ratio rather than the (2:1) ratio.

It was agreed that the application would fall in Category 2 of the new tree ordinance, given that an average of the 20 trees removed on site were between 13" and 22". With a total of 20 trees removed per the Site Plan revised 09/24/2024, at a \$500.00 replacement cost, the applicant agreed to pay \$10,000.00 per the new tree ordinance to the tree fund.

The applicant asked for 6 months for resolution compliance, and 1 year to obtain a certificate of occupancy from the construction office.

A motion was made by Mr. Glaser and seconded by Mr. McCaffrey to approve the amended site plan approval for application no. 2024-05. All board members present at the time of the hearing voted on the motion, six (6) yes votes, Mr. Mullay could not vote on the motion as he was not present at the last hearing.

2.) Crown Vet - 23-25 Blossom Hill Road – Block 3.03 Lot(s) 5 & 7 Application No. 2024-04 – Amended Site Plan Approval

Ms. Kleinhans recused and left the meeting at the time of the hearing.

The applicant is seeking an amended site plan approval from the 2022-04 approval to eliminate a sidewalk, to move the HVAC system from the roof to an exterior 1st floor level platform, to raise the basement floor, and to relocate a transformer on site.

The applicant's engineer, Mark Lescavage, was present at the time of the hearing and accepted as an engineering professional by the board.

Exhibit A-1 was introduced, Site Plan with Red and Blue notes, which includes the prior location of two (2) features on the site.

The applicant's engineer testified that there was no change to the footprint of the building, the parking requirements, or the proposed use. It was also stated that there was no required variance, relief, or exceptions being proposed by the applicant.

The applicant's engineer continued testimony on the five (5) proposed changes to the site.

1. Removing a sidewalk and set of stairs because there was no need to have either for functionality and could cut costs.
2. Moving the HVAC unit from the roof to a platform on the 1st floor level on the building to eliminate the load on the roof and cut costs.
3. Changing to the basement floor elevation to avoid additional costly construction that was not required.
4. Moving the transformer to a safer location.
5. Using the displaced fill dirt in a location on the North side of the site to keep from having to truck the fill dirt off site.

It was then testified that there was a door being added to the front, North side of the building to allow access to an emergency care room. The previously approved plan had emergency visits entering through the waiting room and was not the most functional set up. The door was added to allow for easier, more direct access for emergency visits.

Board Professional review reports were reviewed. The applicant was in receipt of review reports from the planner, the environmental commission, the engineer, and the landscape architect.

The Planners review report determined that there was no relief required and there was no change to the proposed use.

The Environmental Commission review report determined that the application was consistent and compliant with the Clinton Township Environmental Commission recommendations.

The engineers review report mentioned ensuring there was adequate space for the size of the platform proposed for the HVAC unit, for code compliance, and for any required maintenance the unit may require. The applicant agreed to comply with all conditions set for in the engineering review report. The applicant's engineer also stated that there was adequate space around the unit as mentioned. The board agreed that the unit would not have to be screened being that the unit was behind the building and the rear property line is wooded.

The applicant agreed to comply with letters A-G from the Landscape Architect review report.

It was determined that the label on sheet 5 of the Site Plan submitted for this application referenced a "planting bed" and needed to be removed and revised to show the storm water management system.

The board asked the Zoning Officer to issue a memo to the Construction Official to release the Construction permits prior to the release of the resolution of approval.

Mr. McCaffrey made a motion and Mr. Aversa seconded the motion to approve the amended site plan submitted by Crown Vet with conditions set forth in professional review reports. All members present at the time of the hearing had a vote, six (6) yes votes. Ms. Kleinhans recused from this hearing.

N. REPORTS

- 1.) Report from Council
- 2.) Report from Ordinance Subcommittee
- 3.) Report from Environmental Commission
- 4.) Report from Historic Preservation Commission
- 5.) Report from Open Space Committee

O. ADJOURN

Motion made by Mr. Aversa, seconded by Mr. McCaffrey to adjourn the meeting at 8:45pm. Motion carried; all members present in favor.

Respectfully submitted,

Taylor Gribbin
Board Secretary

Meeting minutes were adopted on November 4, 2024.