



TOWN OF CLINTON
INCORPORATED APRIL 5, 1865
43 Leigh St., P.O. Box 5194
Clinton, N.J. 08809-5194
(908) 735-8616 FAX (908) 735-8082

PLANNING BOARD

Minutes of the Town of Clinton Planning Board reorganization meeting and regular meeting held on January 6, 2009 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Attorney William Caldwell called the Reorganization meeting to order at 7:30pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"Meetings are held on the first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:30pm with all items not concluded to be carried over to next month's agenda".

"Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975".

Oaths of Office:

Mr. Eric Trepkau was sworn in.

ROLL CALL:

Present: Baka, Gallagher, Maher, McGuire, Paul, Rogan, Trepkau

Absent: Hendricksen, Insel

Election of Chairman:

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to nominate Mr. Gallagher as Chairman.

All Ayes. Motion Carried.

Chairman Gallagher proceeded to run the meeting.

Election of Vice Chairman:

A Motion was made by Mr. Baka, seconded by Mr. Rogan, to nominate Mr. McGuire as Vice Chairman:

All Ayes. Motion Carried.

Appointment of Board Attorney:

A Motion was made by Mr. Baka, seconded by Mr. Maher, to appoint William Caldwell as the Board's Attorney for the 2009 calendar year

All Ayes. Motion Carried

Be it Resolved that William Caldwell, Esq. is hereby appointed to serve as the Planning Board Attorney for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory legal services for the year 2009 for the Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be Resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with William Caldwell, Attorney for 2009.

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Planner:

A Motion was made by Mr. Gallagher, seconded by Mr. Baka, to appoint Carl Hintz and Elizabeth McManus from Clarke, Caton and Hintz as the Board Planners for the 2009 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that Carl Hintz and Elizabeth McManus is hereby appointed to serve as the Planning Board Planners for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Planner services for the year 2009 for the Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be Resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Carl Hintz and Elizabeth McManus, Planners for 2009.

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Engineer:

A Motion was made by Mr. Gallagher, seconded by Mr. Baka, to appoint Robert Clerico from Van Cleef Engineering as the Board Engineer for the 2009 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that Robert Clerico from Van Cleef Engineering is hereby appointed to serve as the Planning Board Engineer for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Engineering services for the year 2009 for the Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be Resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Robert Clerico, Engineer for 2009.

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Secretary:

A Motion was made by Mr. Baka, seconded by Mr. Rogan, to nominate Allison McGinley as the board secretary for 2009:

All Ayes. Motion Carried.

Committee Appointments:

Site Plan Committee:

Mr. McGuire to serve as Chairman, Mr. Hendricksen, Mr. Maher and Mr. Rogan to serve on the Site Plan Committee. The Site Plan Committee will meet on the third Tuesday of each month on an as needed basis.

Master Plan Committee:

Mr. Maher to serve as Chairman, Mr. Baka, Mr. Rogan, Mr. Paul to serve on the Master Plan Committee. Meetings of the Master Plan will be held on an as needed basis.

COAH Committee:

Mr. Hendricksen, Mrs. Insel and Mr. McGuire to serve on the COAH Committee.

Designation of the Official Newspaper:

The Hunterdon Review, the Hunterdon Democrat, the Courier News and the Hunterdon County Online News to serve as the official newspapers:

All Ayes. Motion Carried.

Designation of Meeting Nights:

The board will continue to meet on the first Tuesday of each month at 7:30pm and the third Tuesday of the month for any carry over items.

The board agreed to move the November 3, 2009 meeting to November 17, 2009.

All Ayes. Motion Carried.

Adoption of the Town of Clinton Planning Board By Laws:

A Motion was made by Mr. Baka, seconded by Mr. Trepkau to readopt the Town of Clinton Planning Board Bylaws:

All Ayes. Motion Carried.

Regular Meeting:

Mr. William Caldwell, Mr. Robert Clerico and Mr. Carl Hintz were present.

Approval of Minutes:

A Motion was made by Mr. Baka, seconded by Mr. Rogan, to approve the December 2 2008 minutes

**All Ayes. Motion Carried.
Abstain: Maher, Trepkau**

Preliminary & Final Subdivision Application for Latino Block 23 Lot 6

Attorney Wilson & Salvatore Latino were present. Mr. Latino was sworn in.

Attorney Wilson stated he was here tonight to go over the conditions of Preliminary Subdivision approval that the applicant has satisfied so they can move on to Final Subdivision Approval. Attorney Wilson & Mr. Clerico went through Mr. Clerico's report dated January 5, 2009 and agreed upon the following:

Page 1

- Condition # 2- Condition Satisfied
- Condition # 3 & 4- Wording has been approved, Condition satisfied

Page 3

- # 1 Condition satisfied
- # 3B Condition Satisfied
- #3C Review & acceptance of calculation by Mr. Clerico to be a condition of Final Subdivision Approval

- # 4- Condition satisfied
- #5- The location of the proposed underground utilities still remain an open item.

Attorney Wilson stated once they receive the layout of the utility connection Mr. Latino will incorporate them into the plans and asked the board to accept this as a condition that the plan will be provided before the signing of the final plat and the applicant will submit an as built once completed. Board to determine.

Page 4:

- # 6- Mr. Clerico to prepare a cost estimate of payment in lieu of sidewalks. Funds to be deposited by the applicant prior to the recording of the Final Plat.

- Condition # 6- Condition Satisfied
- Condition # 7- Condition Satisfied

Page 5:

- Condition # 8- Condition Satisfied
- Condition # 9- All Conditions except one (3.3) of Mr. Hintz's letter dated March 27, 2008 have been addressed. Condition 3.3 prohibits (snout houses) the garages from protruding from the front façade.

Attorney Wilson advised the board that his client would like to present updated architectural plans at a later time for the board's review that include snout house renderings.

- Condition # 10 Plats will be revised to show actual utility connections, the board to determine whether this should be a condition of Final.

- Condition # 11 Agree as a condition.

Mr. Clerico stated that all his conditions except for item 3.5 and condition # 10 have been satisfied.

Mr. Hintz advised the board his conditions except for the architectural have been addressed. Mr. Hintz stated he has not seen the revised architectural so he is unable to comment on a revised plan showing snout houses.

Attorney Wilson asked the board to act on the preliminary conditions tonight and he would like to present the revised architectural as an amendment to the preliminary conditions at another meeting.

A Motion was made to adopt Mr. Clerico's Engineering Report recommendations dated January 5, 2009 and open conditions will be carried to the final application:

Roll Call Vote:

Ayes Baka, Gallagher, Maher, McGuire, Paul, Rogan, Trepkau
Nays:

All Ayes. Motion Carried.

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to carry over to the next meeting an amendment of condition 3.3 of Mr. Hintz's letter dated March 27, 2008 that states no "snout houses". The Preliminary Condition will be carried to the February 3, 2009 meeting, The Final application will be carried to April 30, 2009:

All Ayes. Motion Carried.

Voucher Approval:

A Motion was made by Mr. McGuire, seconded by Mr. Trepkau, to approve the following voucher:

Van Cleef Engineering Eastern Hill \$1,087.68

All Ayes. Motion Carried.

There being no further business, A Motion was made by Mr. McGuire's seconded by Mr. Maher, to adjourn the meeting at 8:50pm.

Respectfully submitted

Allison McGinley
Land Use Administrator