



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **PLANNING BOARD**

Minutes of the Town of Clinton Planning Board meeting held on February 6, 2007 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallagher called the 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".

#### **Roll Call:**

**Present:** Baka, Gallagher, Harrison, Insel, McGuire, Tranquilli, Hendricksen (arrived 7:40pm)

**Absent:** Schaumburg, Wiant

#### **Approval of Minutes:**

A Motion was made by Mr. Baka, seconded by Mr. Tranquilli, to approve the minutes of January 16, 2007:

**All Ayes. Motion Carried.**

#### **Parks & Playgrounds Commission- Scoreboard Request:**

Rosemary Pendergast, Chairman of Parks & Playgrounds Commission was here tonight to gain the planning board's endorsement to the Governing Body for the installation of a baseball scoreboard at Gebhardt Field. The dimensions of the scoreboard will be 20' x 6', constructed of lightweight plastic with wooden numbers and the sign will not be lit. Mrs. Pendergast stated the scoreboard will be located by first base so she feels it will not be intrusive to the residents on Leigh Street or Rachel Court.

Mr. Tranquilli advised the board that Rosemary did come before the Sign Committee and the Sign Committee feels the request will enhance the town. The Sign Committee is in favor of the scoreboard.

A Motion was made by Mr. Baka, seconded by Mrs. Harrison, to send a recommendation to the Governing Body that the Planning Board has no objection to the installation of the baseball scoreboard at Gebhardt Field.

**Roll Call Vote:** Ayes: Baka, Gallagher, Harrison, Hendricksen, Insel, McGuire, Tranquilli  
Nays: **All Ayes. Motion Carried.**

#### **Review of Zoning Application:**

Beth McManus advised the board the zoning application has been revised to incorporate all of the

recommendations from her office, Attorney Caldwell and Bob Clerico and at this point the board should offer any additional input before recommending it to Council for adoption. Mr. Tranquilli stated some people may not understand what the questions mean in regard to floor area ratio and increase in impervious coverage and suggested a brief explanation be added. Beth McManus suggested to replace floor area ratio with increase of floor area and Mr. Hendricksen stated he would like to leave in the words impervious coverage and add an explanation such as paved area next to it. Mr. Hendricksen suggested we should have a place on the application that the owner signs giving their consent to the filing of the application.

The board agreed to incorporate the changes discussed tonight into the zoning application and a Motion was made by Mrs. Insel, seconded by Mr. Baka, to recommend to the Governing Body the adoption of the amended zoning application.

**Roll Call Vote:** Ayes: Baka, Gallagher, Harrison, Hendricksen, Insel, McGuire, Tranquilli  
Nays: **All Ayes. Motion Carried.**

#### **Highlands Regional Master Plan Update:**

Beth McManus advised the board that the Highlands Council has released a draft of the new Highlands Regional Master Plan, which consists of 200 pages plus 45 supporting technical memorandums. The highlands region is split into two parts; planning and preservation and within the two areas they have designated a protection zone, a conservation zone and a planned community zone which will have their own requirements. The Town of Clinton is located mainly in the planning area with only one small area by Spruce Run designated as a preservation area. Beth McManus stated that presently the future for any undeveloped tract in the planning area is unclear and at this point we will not know until 100 percent of the data is in. Beth McManus advised the board that she will keep them updated.

#### **COAH Round Three Update:**

Beth McManus advised the board that last week the Appellate Court invalidated a few sections of COAH's third round rules. The court found the concept of filtering that COAH uses was improper and they also invalidated some of the concepts of the growth share obligation. The court gave COAH six months to revise their rules and as part of the court's ruling they ruled that any towns that submitted their third round plan would not be in danger of a builder's remedy lawsuit. It is possible that the Town of Clinton will have to submit an amended plan. Beth McManus stated at this point we are waiting for COAH to advise us of the next steps.

#### **2006 Re-Examination Report:**

Beth McManus advised the board the purpose of the reexamination report is to provide some guidance for the future. Beth gave the board a brief outline of the report which is broken down into 5 areas: existing master plan objectives; analysis of meeting the existing master plan goals and objectives; changes in the basis for the master plan; recommendations for the master plan; incorporation of any redevelopment plans.

Mr. Tranquilli inquired if any incentives were in place to encourage property owners along Old RT 22 to upgrade their property. Ms. McManus stated that through a property maintenance code incentives could be offered through zoning. Mrs. Insel commented that the Smart Growth Committee as part of a vision study are planning to hold a charatte with the community to look at specific areas of town. Mr. McGuire commented that it would be helpful if the board had access to different informational traffic resources such as traffic engineering organizations or if other towns had requested RFP's for traffic engineers.

Ms. McManus stated the next step is for the board to adopt the plan and refer it to the Governing Body. Mr. Baka stated he was not comfortable with the plan; traffic is the town's biggest problem, which the plan fails to address. Mr. Baka commented that he would like to see specific programs in place with the county and state that show improvements on how traffic is routed through town when we have traffic problems on Route 78. Mr. Baka questioned what was being done to study the causes of accidents on Route 78 such as speed or adequate signage. Mr. Baka added he believes it is important to press the

county and the state on what measures can be taken and feels that the reexamination report should address this issue. Ms. McManus replied that the reexamination report is not really the place to address the county and state issues but a statement can be added into the report to serve as a red light for the town to look into. Mr. Baka stated that we have to plan for traffic in the town, which is being affected, by traffic on Route 31 and Route 78 and Mr. Tranquilli suggested one resource of information on traffic problems along the highway would be through the fire and police department. Beth McManus commented that the town's influence on route 78 is limited however the reports will be a good piece of information and may be helpful when discussing the problems in the future.

Chairman Gallagher suggested that board members forward any comments to Ms. McManus so they can be incorporated into the draft to be discussed at the next meeting. Chairman Gallagher stated future discussion on revisions will be discussed at the next master plan committee meeting scheduled for February 20, 2007 and then will be placed back on the Planning Board agenda for March.

**Public Comments:**

Mr. Walter Hetzel, Main Street, asked the board how they justify the new proposed Historic District Ordinance compared to the 2002 reexamination report. Mrs. Insel replied that things change and times change and sometimes you have to take measures to protect your community and that is why reexamination reports are done periodically. Mr. Hendricksen stated that the reexamination report is just a guideline and the majority of the board members felt the ordinance was required.

Mr. Sean Rogan, 23 Harrison Street, inquired if the State Planning Maps coincide with the Highlands maps and Ms. McManus responded that the State Plan does recognize the Highlands Act but to what extend they will work together remains to be seen.

A Motion was made by Mr. Tranquilli, seconded by Mrs. Insel, to close the meeting to the public:

All Ayes. Motion Carried.

**Master Plan Committee Update Report:**

A meeting is scheduled for February 20, 2007 to discuss the 2006 reexamination report.

**Board of Adjustment Update Report:**

Mr. Tranquilli advised the board that he has been appointed as Chairman of the board and Carol Gallo the Vice Chairman. A Sign Committee meeting is scheduled for February 12, 2007. Clarke Caton and Hintz have been working on a revised Sign Ordinance, which will be discussed, at the meeting.

**Smart Growth Committee Update Report:**

Mrs. Insel advised the board the Committee met in January to brainstorm the needs of the community and discuss various studies that will be happening. The next meeting is scheduled for February 15, 2007.

**Board Discussion:**

Chairman Gallagher advised the board that Mr. Wiant has resigned from the Planning Board and added that he will be missed. Mr. Tranquilli stated Mr. Wiant's input was greatly regarded and he felt he was an excellent member of the board. Mrs. Insel stated that it is important and necessary to have different opinions amongst the board members. Chairman Gallagher advised the board that he will wait on appointing a replacement for the various committees until a new Planning Board member has been appointed.

There being no further business a Motion was made by Mrs. Insel, seconded by Mrs. Harrison, to adjourn the meeting at 9:20 pm.

All Ayes. Motion Carried.

Respectfully submitted  
Allison McGinley, Land Use Administrator.

