



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 7, 2006 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Present:

Gallagher
Hendricksen
Kovach
McGuire
Schaumburg
Tranquilli
Wiant

Absent:

Cagno
Jones-Holt

Carolyn Neighbor from Schoor DePalma was present.

Chairman Hendricksen 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".

Approval of Minutes:

A Motion was made by Mr. Gallagher, seconded by Mr. Wiant, to approve the minutes of January 2, 2006.

All Ayes. Motion Carried.

Site Plan Review Report:

A Motion was made by Mr. Wiant, seconded by Mrs. Kovach, to deem the application for Hunterdon Capital complete.

All Ayes. Motion Carried.

Chairman Hendricksen advised the applicant that the application for Final Site Plan for Hunterdon Capital will be heard on March 7, 2006.

Application for Preliminary & Final Site Plan- Block 21 Lot 25- Clinton Management:

Due to a lack of quorum for eligible voting members the meeting for Clinton Management will be carried until March 7, 2006.

Application for Exemption from Site Plan for Block 11 Lot 6 -Clinton Main Street :

The application will be carried until March 7, 2006.

Public Comment:

Laurie Insel inquired if the Town of Clinton Master Plan was endorsed by the State and Mrs. Kovach stated that the Town plans to move forward with endorsing the plan after the Regional Master Plan is completed.

Master Plan Committee Update report:

Carolyn Neighbor advised the board that the 2005 COAH Housing Element Report has been updated which the board has received copies of.

Carolyn went through the changes with the board and based on the assumption that one out of the three office buildings are built, the fair share obligation for Round Three 2004-2014 will be 17 units and from this the town can deduct credits from the 44 existing units from Alton Place, the 10 approved affordable units that will be built at Twin Ponds, the two approved accessory apartments and two pending accessory units which reduces the total obligation from 1987-2014 to 58 units and the balance left for 2004-2014 will be 11 units total.

Carolyn stated that the Governing Body needs to set up an affordable housing fund as part of the revised plan. The Town should budget a minimum of \$80,000 over the next 10 years and a Resolution from Council approving the fund should be adopted and then forwarded to COAH as part of the revised plan.

Board of Adjustment Report:

Mr. Tranquilli advised the board that the Board of Adjustment had their reorganization meeting on January 23, 2005. Marge Hendricksen was nominated Chairperson, Carol Gallo, Vice Chairperson, William Caldwell as the board's attorney, Robert Clerico as the board's engineer and Lou Tranquilli as Chairman of the Sign Committee.

Voucher Approval:

A Motion was made by Mr. Wiant, seconded by Mrs. Kovach, to approve the attached voucher list:

All Ayes. Motion Carried.

Executive Session:

A Motion was made by Mr. Wiant, seconded by Mr. McGuire, to enter into an executive session at 8:55pm:

All Ayes. Motion Carried.

A Motion was made by Mrs. Kovach, seconded by Mr. Tranquilli, to adjourn executive session at 9:50pm.

All Ayes. Motion Carried.

A Motion was made by Mr. Tranquilli, seconded by Mrs. Kovach, to appoint William Caldwell as the Planning Board Attorney for the Year 2006.

Roll Call Vote:

Ayes: Gallagher, Hendricksen, Kovach, McGuire, Schaumburg, Tranquilli, Wiant

All Ayes. Motion Carried.

The board agreed to meet on the carry over night of February 21, 2006 at 7:30pm to interview Francis Banisch, from Banisch Associates, and Carl Hintz from Clarke, Caton & Hintz..

There being no further business a Motion was made by Mrs. Kovach, seconded by Mr. Wiant, to adjourn the meeting at 10:00pm.

All Ayes. Motion Carried.

Respectfully submitted,

Allison McGinley
Planning Board Secretary