



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 held on April 7, 2009 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".

Oaths of Office:

Mr. Rodney Hendricksen was sworn in.

ROLL CALL:

Present: Baka, Gallagher, Hendricksen, Insel, Maher, Paul, Rogan, Trepkau

Absent: McGuire

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

Approval of Minutes:

A Motion was made by Mrs. Insel, seconded by Mr. Rogan, to approve the January 6, 2009 minutes

All Ayes. Motion Carried.
Abstain: Hendricksen, Insel

Final Subdivision Application- Block 23 Lot 6- Latino:

A Motion was made by Mr. Hendricksen, seconded by Mr. Maher, to carry the Final Application to June 2, 2009:

Roll Call Vote:

Ayes: Baka, Gallagher, Hendricksen, Insel, Maher, Paul, Rogan, Trepkau

Nays: **All Ayes. Motion Carried**

Informal Discussion- Block 14 Lots 32, 33, 34- P. Baretti:

Attorney Walter Wilson, James Chimelak, Engineer from Engineering & Land Planning and Phil Baretti, owner of the property were present.

Attorney Wilson advised the board that he is here tonight to discuss a potential application. After incorporating recommendations from the Master Plan and looking at the economics of the project two

residential concept plans would be presented to the board for review.

Concept A- consists of a mix of detached single-family and multi-family. The breakdown consists of 33 detached single- family and 28 multi- family. The single family will have lot sizes of approximately 5,000 SF and the multi- family will be spread throughout 6 buildings, four buildings would have 5 units per building and 2 buildings would have 4 units per building.

Concept B- consists of 60 detached single-family homes on lots that are 5,000 SF.

Both Plans incorporate using the lot owned by Mr. DeCleene, access to and from the site would be from Central Avenue and Fairview Avenue, landscaping and buffering would be placed along Route 31, and both plans would incorporate the required 20% affordable units. The plans have taken the environmental considerations into account, identified the wetland areas, flood plains, identified the area of open water associated with the South Branch and the goal of the applicant would be to comply with the RSI requirements. In proceeding with the design the applicant will take into consideration the grade of the homes as to maintain the viewscape of the surrounding residential homes. The applicant is open to the board’s suggestions in regard to incorporating a park atmosphere on the site such as walking trails and benches.

Attorney Wilson stated if the applicant moves forward the traffic impact will have to be addressed, carbonate rock and steep slope studies will be taken into account and further investigations will be needed to address any environmental constraints. Tonight they are just opening up the dialog and asking the board to meet with the professionals or a subcommittee in the near future to address any concerns. Attorney Wilson stated at this time his applicant is still in the babystep phase.

Update Committee Reports:

Mrs. Insel advised the board that the Mayor & Council would like the Planning Board to look at the zoning application to see if it can be tightened up. Chairman Gallagher stated that he would like the Site Plan Committee to look at the zoning application and report back to the Planning Board. Mayor Schaumburg commented the concern is whether the application is clear enough so the Zoning Officer can make a clear consistent decision on when an applicant needs to appear before the board.

Mrs. Insel advised the board that the Town has received the Highlands Module 1 package and is now working on Module 2.

Voucher Approval:

A Motion was made by Mr. Rogan, seconded by Mr. Maher, to approve the following vouchers:

Van Cleef Engineering	Latino (Jan Services)	\$607.75
Van Cleef Engineering	General Planning Board (Jan Services)	\$71.50

All Ayes. Motion Carried.

Board Discussion:

Mr. Baka commented that he was concerned with how the Eastern Hill Site has been left and was wondering if a stronger ordinance could be in place so that this does not happen in the future. Mr. Hendricksen suggested that this should be dealt with in the Developers Agreement and that some standard language can be included into the Developers Agreement that the board can request as a condition of approval in the future.

There being no further business a Motion was made by Mr. Baka, seconded by Mr. Maher, to adjourn the meeting at 9:10pm.

Respectfully Submitted, Allison McGinley, Land Use Administrator.

