



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 meeting held on June 20, 2006 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Present:

Cagno

Hendricksen

Gallagher (arrived 8:00pm)

Jones-Holt

Schaumburg

Wiant

Absent:

Kovach

McGuire

Attorney William Caldwell and Beth McManus from Clarke, Caton & Hintz were 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".

Amendment to the Town of Clinton Master Plan- Housing Element & Fair Share Plan:

Beth McManus advised the board the Housing & Fairshare Plan has been revised and tonight she would summarize the changes. The revised growth share projections include the residential and non-residential approved and anticipated projects.

The projections for the residential growth share include 2 units already developed at 10-12 Main Street, 2 units at 14-16 Main Street, 48 units at Twin Ponds, 4 units at the Hunterdon Capital subdivision, 22 units at Clinton Garden Apartments, 2 accessory apartments at 102 West Main Street and 1 accessory apartment at 19-21 Main Street. Also included in the round three residential projections are 14 affordable units on the Moebus Tract, 4 new accessory apartments and 5 residential units. The total round three residential growth share projections are 104 units. Beth explained out of the 104, 56 units are excluded from the Growth share plan; 5 affordable units at Twin Ponds, 28 market units at Twin Ponds, 2 units at Clinton Garden Apartments, 14 units on the Moebus Tract, 2 accessory apartments at 102 West Main Street, 1 accessory apartment at 19-21 Main Street and 4 future accessory apartments. A total of 48 market units will be generated during the third round and COAH mandates that for every 8 market units created 1 affordable unit must be created which equals 6 units generated from residential development.

The projections for the non-residential growth include approved and anticipated projects. The developments included in the third round projections are 10-12 Main Street, 14-16 Main Street, the

Ansuya hotel and restaurant, Moebus tract, and the Clinton Management office development. The growth share projections from non-residential total 24 units.

In addition to the third round obligation of 30 units there is a prior round obligation of 52 units that must be met. The town will satisfy the prior round and Round Three with the 44 units at Alton Place, 4 units of credit and four bonus credits for the Nami House, 6 units of credits for Hunterdon Arc group home, 7 units of credit and 2 bonus credits for the accessory apartment program, 5 credits for Twin Ponds, 4 credits for Municipally sponsored rental program, 14 units on the Moebus Tract, and 2 units at Clinton Garden Apartments. The total credits will be 92, which leaves 10 units in surplus in case of additional growth in town or if no growth the surplus can be carried over to round four.

Mrs. Jones-Holt inquired if there was a time frame in purchasing the municipally sponsored units and Beth responded COAH will be monitoring the amount of Co's issued in relation to amount of affordable housing so the town could wait 2 years to see what unfolds in the town. Mrs. Jones-Holt inquired about the cost of the 4 municipality sponsored rental units. Beth responded that the spending plan details the cost involved however the plan is just a guide, which can be amended.

Mr. Wiant inquired how the rental obligation figure was arrived at and Beth advised the board that COAH requires that 25% of the growth share numbers must be rental units.

Mr. Hendricksen stated that in the Housing Element report the Moebus Tract is grouped under pending applications and since the owner of the Moebus Tract has not submitted an application should it be grouped under projected developments, Beth responded that she will change it to the projected chart. Mr. Hendricksen questioned the FAR figures on Page 19 of the Housing report and inquired if the FAR numbers should be taken from the 118,000SF or the 14,000 SF. Beth responded that the total FAR is 134,000 SF of which 16,000 is subtracted for the affordable FAR which leaves 118,000 SF as the correct office FAR. Beth advised the board that she would revise the report to reflect the correct numbers.

A Motion was made by Mr. Wiant, seconded by Mayor Schaumburg, to open the meeting to the public for questions:

All Ayes. Motion Carried.

Rachel Brickman, Hunterdon County Democrat inquired why the town needed to generate a surplus of affordable units and Beth responded that the 10 unit surplus comes as a result of the town having to provide the 8 rental units.

Dorothy Hamilton, 19 ½ Old RT 22, inquired if the A&P site was part of the Master Plan? Beth responded that the A&P site has been designated as an area in need of redevelopment, however the redevelopment plan has not been completed the outcome of the site is unknown.

Whitney Wetherhill, W. Main Street, inquired who determines what units meet COAH requirements, Beth responded that the Town of Clinton has a housing officer, which will make sure the requirements are met.

Karen Insel, 46 Center Street, inquired how the accessory apartment program will work. Beth responded that if an existing homeowner is interested that he will receive a \$20,000 municipal subsidy for the creation of the unit and the homeowner will also be required to put in a 30-year deed restriction on the apartment.

There being no further questions, Chairman Hendricksen opened the meeting to the public for comments:

Karen Insel wanted to thank the board for the work that was put into the plan and commented that for future planning she would like the board to consider senior affordable housing. Beth responded that COAH only permits 50% of the affordable units to be senior housing, which would not have the ability to

fully satisfy COAH. Mr. Wiant added that in the past the board has looked upon senior housing as favorable because of the low impact on municipal services and schools and it would make sense to consider it for future residential. Mayor Schaumburg commented that most of the board feels there is a need for senior housing and it will be looked at in the future.

Whitney Wetherhill thanked the board for revising the plan, Mayor Schaumburg responded that we were fortunate that COAH gave the town the “unofficial extension”.

There being no further questions or comments a Motion was made by Mrs. Jones-Holt, seconded by Mr. Cagno, to close the meeting to the public:

All Ayes. Motion Carried.

A Motion was made by Mr. Wiant, seconded by Mayor Schaumburg, to adopt the Housing Element of the Master Plan with the following revisions:

Page 14- Move the Moebus Tract from pending applications to anticipated development applications.

Page 19- amend square foot numbers from 14,000 to 16,000 for the affordable FAR.

Roll Call Vote:

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schaumburg, Tranquilli, Wiant

Nays:

All Ayes. Motion Carried.

Beth advised the board the 2nd part of the plan is the Fair Share Plan, which includes the growth share ordinance, fair share ordinance, development fee ordinance, accessory apartment ordinance, and the spending plan.

Mr. Wiant questioned the numbers on the report on page 1 of the pro forma which reflects 2 low-income rentals and 2 moderate-income rentals and on page 2 of the income report it reflects 5 low income and 5 moderate and recommended Beth double check the numbers before council adopts the plan.

Mrs. Jones- Holt questioned the figure for municipally sponsored program, Beth responded that the spending plan shows the worst-case scenario on what it could cost.

A Motion was made by Mrs. Jones-Holt, seconded by Mr. Tranquilli, to recommend to the Governing Body the adoption of the Fair Share Plan:

Mr. Hendricksen commented that the Growth Share Ordinance #06-08 that was included in the plan was not the amended version approved at the May 2, Planning Board Meeting. Paragraph C(i) and paragraph D (i) should be re- worded to state:

(rounded down if less than 0.5 and rounded to the next higher number if equal to or greater than 0.5)

Roll Call Vote:

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schaumburg, Tranquilli, Wiant

Nays:

All Ayes. Motion Carried.

A Motion was made by Mr. Wiant, seconded by Mrs. Jones-Holt, to adopt the Housing Element and Fair Share Plan Resolution (resolution attached):

Roll Call Vote:

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schaumburg, Tranquilli, Wiant

Nays:

All Ayes. Motion Carried

Voucher Approval:

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

All Ayes. Motion Carried.

Chairman Hendricksen reminded the board and the public that due to the 4th of July holiday that next Planning Board meeting will be held on Tuesday July 18, 2006.

There being no further business a Motion was made by Mrs. Jones-Holt, seconded by Mr. Wiant to adjourn the meeting at 9:00pm.

All Ayes. Motion Carried.

Respectfully submitted,

Allison McGinley
Planning Board