



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **PLANNING BOARD**

Minutes of the Town of Clinton Planning Board meeting held on October 7, 2008 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:** Gallagher, Baka, Hendricksen, Insel, Maher, McGuire, Paul, Trepkau

**Absent:** Rogan

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

A Motion was made by Mrs. Insel, seconded by Mr. McGuire, to approve the minutes of September 2, 2008:

**All Ayes. Motion Carried.**

#### **Site Plan Review Report:**

Mr. McGuire reported to the board that the Site Plan Committee met with Kathleen Morriello to go over her Minor Site Plan Application, at the time of the meeting the applicant was missing a few items outlined in Mr. McGuire's Site Plan report.

A Motion was made by Mr. McGuire, seconded by Mr. Hendricksen, that the application be deemed incomplete:

#### **Roll Call Vote:**

**Ayes:** Gallagher, Baka, Hendricksen, Insel, Maher, McGuire, Paul, Trepkau **Motion Carried.**

#### **Informal Hearing- Goddard School-Block 18 Lot 2.01- 14 Moebus Place:**

Attorney Al Rylak, Tom Holmes, Engineer from TRC, James Chimiellak, Planner from Engineering & Land Planning Associates, Inc., Art Aubart, contract purchaser and Kathleen Zebiski, franchise owner were present.

Attorney Rylak stated he was here tonight to educate the board on what a Goddard School is and to get a

feel from the board on which direction his applicant should go. Attorney Rylak stated the Goddard school is an alternative to daycare. The principles of the school are to help ensure the healthy development of young children between the ages of 6 weeks to 6 years old.

Mr. Chimiellak presented the board with an informal report, which outlines the proposed location. The 1.43-acre property is located in the C-4 zone, at 14 Moebus Place, which is on the northbound side of Route 31 along the westerly side of Moebus Place. The applicant will be seeking 4 bulk variances; minimum lot area, minimum lot width at the street and minimum lot width at the building line and minimum front yard setback.

Mr. Tom Holmes, Engineer from TRC advised the board he is in the due diligence phase of the project and tonight would like input from the board whether his client should proceed forward. Mr. Holmes advised the board they are proposing an 8,000 SF building, which will be supported by 36 parking spaces with a single ingress and egress point. The school will house approximately 130 children with 15 to 20 employees. The site will also include 2 formal playground areas with playground equipment and 2 grassy informal fenced areas. Mr. Holmes explained other than the variances being requested there are a couple other hurdles to cross, one is the increase in sewer capacity which they are working on with Mr. Cutter; the second hurdle is the property is underlined with limestone and an in-depth Geotech study will be required; and the third hurdle is meeting the Stormwater Management Regulations.

Kathleen Zebiski, owner of the Goddard School Franchise stated the school has a quality assurance program that must be followed and the emphasis on the school is a loving daycare with an educational background.

Mr. Trepkau commented that he thought 8,000 SF was a large building for the property, Attorney Rylak responded the business has to be economically feasible, and the state mandates a certain square footage per child.

Mr. Paul inquired if there was a difference in property tax ratables from an office building to a school and whether the school is a non-profit school, Attorney Rylak stated the school is not a non-profit school, presently a 2,500 SF house sits on the property and the 8,000SF building proposed will be more of a substantial ratable to the town.

Mr. Gallagher inquired how many Goddard schools exist in the U.S, Art Aubart, contract purchase of the property responded 260 Goddard Schools throughout the U.S exist.

Mr. Hendricksen inquired about parking spaces and whether they could be reconfigured as angle spaces along the Moebus Place property side if the 25' parking setback requirement along a residential area became an issue, Mr. Homes stated that could be something they would look into.

Mr. Maher inquired if the purchaser plans to lease the property to the Goddard School, Mr. Aubart stated there will be a 15-year lease with two 5-year options.

Mr. McGuire questioned if the site proposes 36 spaces and a staff of 15, whether there is enough parking spaces to accommodate dropping off 132 students, Ms. Zebiski responded the school opens at 7:00am and students will have different drop-off and pickup times. Mr. McGuire inquired about security, Attorney Rylak responded the facility will be fenced and alarmed, the student ratios are low, and when any students are outside there must be 2 teachers present. Attorney Rylak stated he will address security concerns in detail at a public hearing.

Mr. Trepkau inquired if this was a standardized building that The Goddard School requires or can it be designed to fit in with the zoning requirements of the Town. Mr. Aubart stated the classrooms have to

conform to state standards but the building can be modified.

Attorney Rylak commented the applicant is aware that the school will butt up to a residential area and the applicant would like to make it as residentially friendly as possible. Attorney Rylak added this will be a great ratable for the town and would encourage board members to visit the Goddard school in Flemington.

Mr. Hendricksen commented that he thought the proposal was a good idea.

Mr. Paul commented that if there are any COAH impacts they should be presented as part of the applicant's presentation.

Attorney Rylak thanked the board.

**Steep Slope Ordinance:**

The discussion will be carried to the November meeting.

**Board Discussion:**

Chairman Gallagher reminded members the November meeting will be held on November 18, 2008.

Mrs. Insel stated the Council thought it was important for the COAH Committee to meet with Beth McManus to go over some COAH issues. The Committee members will discuss a date after tonight's meeting.

There being no further business a Motion was made by Mr. Baka, seconded by Mrs. Insel, to adjourn the meeting at 8:55pm.

**All Ayes. Motion Carried.**

Respectfully submitted,

Allison McGinley  
Land Use Administrator