



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on December 2, 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".

Mr. Carl Hintz was present.

Roll Call:

Present: Gallagher, Baka, Hendricksen, Insel, McGuire, Paul, Rogan,

Absent: Maher, Trepkau

Approval of Minutes:

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to approve the minutes of November 18, 2008:

All Ayes. Motion Carried.
Abstain: Insel

Application for Final Site Plan- Block 23 Lot 6- Latino:

Attorney Wilson by way of letter asked the board for an extension on the period of time to act on the Final Application. Attorney Wilson dropped off updated plans with the board secretary and time is needed to review the plans for conformance.

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to carry the application to January 6, 2008 with the following conditions:

1. The typographical error on the dates of Attorney Wilson's extension letter is corrected.
2. The applicant shall renote the property owners within 200' of the public hearing date.

Roll Call Vote:

Ayes: Gallagher, Baka, Hendricksen, Insel, McGuire, Paul, Rogan

Nay:

All Ayes. Motion Carried.

Transfer Development Rights Discussion:

Mr. Hintz advised the board the Highlands has provided the town with a \$15,000 exploratory study grant to determine the potential for Transferring Development Rights (TDR). Mr. Hintz stated, "The Highlands TDR program is a regional program that permits the transfer of development rights to further the goals of the Highland Act. TDR permits the town to utilize market forces to encourage the transfer of development potential from areas that the community wants to preserve called sending zones, to areas that are more appropriate to accommodate increased growth, called receiving zones". The Town has two potential parcels of land that could be considered sending zones, the Moebus Tract and the Industrial Tract and the potential receiving zones would be along Old Highway 22 by the firehouse, PNC Bank, A&P and perhaps the Agway lot. Mr. Hintz stated the idea of the exploratory grant study is to determine if TDR is workable and feasible for the Town. Mr. Hintz stated more information will be available at the February meeting.

Highlands Plan Discussion:

Mrs. Insel advised the board that due to a misunderstanding of deadlines, the Council adopted their Resolution of Intent to opt into the Highlands Plan at their last meeting. Mrs. Insel apologized and advised the board that they really wanted the Planning Board's recommendation before adopting the Resolution.

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

All Ayes. Motion Carried.

Mr. Walter Hetzel, Main Street, inquired how the Town would compute COAH numbers from a sending zone to a receiving zone, Mr. Hintz responded the Highlands Plan uses a formula based on FAR.

There being no further questions, A Motion was made by Mr. Baka, seconded by Mrs. Insel, to close the meeting to the public:

All Ayes. Motion Carried.

A Motion was made Mr. Hendricksen, seconded by Mrs. Insel, to approve the following vouchers:

Geosciences Services	Eastern Hill- Oct 2008	GeoTech	\$7,000.55
Van Cleef Engineering	Engineering- Oct 2008	Site Visits	\$2,288.56

All Ayes. Motion Carried.

There being no further business a Motion was made by Mr. Hendricksen, seconded by Mr. McGuire, to adjourn the meeting at 9:00pm.

All Ayes. Motion Carried

Respectfully submitted

Allison McGinley
Land Use Administrator