



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 2, 2010 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".

Attorney Caldwell and Mr. Clerico were present

ROLL CALL:

Present: Gallagher, Hendricksen, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Absent: Trepkau

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to approve the January 5, 2010 minutes

All Ayes. Motion Carried.
Abstain: Hendricksen

Completeness Review – Block 29 Lot 3.319- Major Subdivision application- K. Morriello:

The board was in receipt of a Major Checklist for the above referenced applicant. Mr. Hendricksen commented that standard procedure of the board when an applicant is requesting waivers is that each waiver should include a written request on why the waiver is being requested. The applicant was advised the board is open to waiver requests but a written request for each waiver explaining why the waiver is being requested must be submitted. Mr. Hendricksen also commented that this property was part of a Major Subdivision and subdividing this lot off may create a density issue; if so the Planning Board may not be the appropriate board to hear this application. Mr. Clerico commented that the plan lacks detail assessment to determine whether variance relief if necessary.

The board agreed there is not enough information for the board to determine whether a density variance will be needed and the board is requesting the applicant put in writing why the are requesting each waiver.

A Motion was made by Mr. Hendricksen, seconded by McGuire, to deem the Major Subdivision application incomplete:

All Ayes. Motion carried.

Final Subdivision application- Block 23 Lot 6- Latino:

Mr. Clerico recapped for the board the outstanding items are; the layout of utilities are not shown on the final plan and determination of whether the applicant is changing the architectural to snout houses.

A Motion was made by Mr. Hendricksen, seconded by Mrs. Insel, to carry the Final Subdivision application to April 6, 2010:

All Ayes. Motion Carried.

Telecommunication Tower Ordinance Recommendations:

Mr. McGuire advised the board the Master Plan examined the ordinance that was drafted by the Town Planner and the Master Plan Committee finds the ordinance is consistent with the Town of Clinton’s Master Plan.

A Motion was made by Mr. Hendricksen, seconded by Mr. Hetzel, the Planning Board finds the Proposed Telecommunication Tower Ordinance is consistent with the Town of Clinton’s Master Plan and recommends that the Governing Body adopt the proposed ordinance.

All Ayes. Motion Carried.

Voucher Approval:

A Motion was made by Mr. Hendricksen, seconded by Mr. McGuire, to approve the following voucher:

Van Cleef Engineering	Telecommunication Ordinance Review	\$143.00
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All Ayes. Motion Carried.

Executive Session:

A Motion was made by Mr. Hendricksen, seconded by Mr. McGuire, to enter into Executive Session at 8:20pm to discuss an Attorney Client Privilege communication, no action will be taken:

Roll Call Vote:

Ayes: Gallagher, Hendricksen, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Nays:

All Ayes. Motion Carried.

The Board reconvened the regular meeting at 8:50pm.

There being no further business A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to adjourn the meeting at 8:50pm.

All Ayes. Motion Carried.

Respectfully submitted,

Allison Witt
Land Use Administrator