



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on May 4, 2010 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice-Chairman McGuire 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 Bill Caldwell and Ms. McManus were present

ROLL CALL:

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

Absent: Gallagher

Approval of Minutes:

A Motion was made by Mr. Rogan, seconded by Mr. Hetzel, to approve the April 6, 2010:

All Ayes. Motion Carried.

Abstain: Maher, Perez

Minor Site Plan- Block 10 Lot 14:

The applicant, Jennifer Schlaudecker advised the board that she reevaluated her plans and is no longer planning to install an oven but will be using a convection oven instead. The convection oven does not require any venting to the exterior, the board agreed that she no longer needs board approval and the applicant withdrew her application for a Minor Site Plan.

Block 29 Lot 03.319- Major Subdivision- Waiver Request Determination:

No further information has been submitted. Attorney Caldwell advised the board the applicant was deemed incomplete so no further action is required by the board.

Proposed Ordinance amending the PRD & PRD-P Zone:

Beth McManus advised the board the proposed ordinance provides the town with a level of extra protection. The ordinance proposes an inclusionary housing zone with a mix of market and affordable units. COAH's rules state in order to receive rental credits for the Town's Fair Share Housing Plan a resolution, developers agreement or an incentive to developers to include affordable rental units must be included, therefore, under section 3(b) an amendment has been added to include rental units. The change states that where rental units are provided the density shall not exceed 2.00 dwelling units per acre.

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

All Ayes. Motion Passed.

Attorney Walter Wilson stated he is the attorney representing the developer whose property is in the PRD Zone. Attorney Wilson is agreeable to the amended ordinance however, he is concerned with the reference to 34 sale units, all prior discussions with the town leaned towards the developer providing 12 affordable units. Attorney Wilson stated that if COAH's Plan requires 12 rental units then he would like the option for the remaining units to be market units. Beth McManus responded that the ordinance can be amended to allow 3.53 units per acre where affordable rental units are provided and shall not exceed 2.00 dwelling units per acre where affordable sale units are provided. The Board agreed.

A Motion was made by Mr. Rogan, seconded by Mrs. Insel, to close the discussion to the public:

All Ayes. Motion Passed.

Mr. Maher was concerned with the language on page 3 item 2(b), which states the open space area on the northerly tract can be developed for active recreation and may include parking for park users. Beth responded that if the board is uncomfortable this section can be removed, however the board agreed to leave this in since it will give some flexibility for the town and the board will have control during the site plan process.

A Motion was made by Mr. Rogan, seconded by Mr. Hetzel, to recommend the Governing Body adopt the proposed PRD and PRD-P Ordinance with the changes to paragraph 3 (b) that were discussed tonight.

All Ayes. Motion Passed.

Amendments to the Town of Clinton's Master Plan to amend the Fairshare & Housing Element:

Public Notice was posted in the Hunterdon Review and certified mailings were send out to the surrounding Municipalities and Hunterdon County Planning Board.

Ms. McManus advised the board there are three components that the Town is required to satisfy as part of their Housing Obligations: Rehabilitation Obligation is 0 units; Prior Round Obligations is 51 Units and Third Round Obligations went down from 109 units under COAH to 34 Units under Highlands. The 34 units will be based on actual growth and projected growth from 2009-2018. For every four-market units, one affordable unit must be provided and for every sixteen jobs generated one affordable unit must be created. Jobs created are based on square footage, 9,400 SF of retail space will generate 16 jobs, which will create one affordable unit. The third round calculations, which are outlined on page 32, project 18 residential units and 463 jobs, which will create a total of 34 affordable units for the Third Round Plan. Ms. McManus stated the town has to plan for the obligation based on the projected growth however if the actual jobs or housing increase or decrease through 2018 the numbers will change. The town will have a responsibility to monitor the growth every few years to see if we are on track.

The third- round numbers are outlined on page 38 of the plan, which reflect credit for 12 units left over from the 44 affordable units at Alton Place, 12 units from Twin Ponds and 6 bonus credits which total 18 units and 4 units from an accessory apartment program.

Beth advised the board that the following statement will need to be added on page 36, "*additional site investigation is required prior to development to determine the extent of the Highlands open water buffers on site.*"

Beth advised the board in order to meet the June 8, 2010 deadline for COAH, the Planning board needs to adopt the amended Third Round Housing Element & Fair Share Plan tonight and then the Council will have to start adopting the ordinances that are in the Fair Share Appendix and start to market the accessory

apartment program.

Councilman Dan Shea thanked the Planning Board for their work on the plan.

A Motion was made by Mr. Hendricksen, seconded by Mr. Hetzel, to approve the amended Third Round Housing Element & Fair Share Plan:

All Ayes. Motion Passed.

A Motion was made by Mr. Hendricksen, seconded by Mr. Rogan, to adopt the Planning Board Resolution adopting the Housing Element and Fair Share Plan for the Town of Clinton (resolution attached):

All Ayes. Motion Passed.

Committee Updates:

Master Plan: - Mr. McGuire advised the board that the Committee meet with Pizzo & Pizzo for a short presentation. Mr. Pizzo, Sr., Mr. John Kerwin and Mr. Pizzo’s attorney were in attendance. They asked the board to consider rezoning Block 16 Lot 22.02 from OB-2 to residential. Mr. McGuire asked the applicant to present a photographic topo of how the building will look against the library and the surrounding area. Mr. McGuire advised the board that at some point the Board will have to decide if they want to maintain the current zoning or consider changing to residential.

Smart Growth- Mrs. Insel stated at the next meeting she would like to discuss a presentation made to Smart Growth.

Voucher Approval:

A Motion was made by Mr. Rogan, seconded by Mr. Trepkau, to approve the following voucher:

Clarke Caton & Hintz	Twin Ponds	\$180.00	
		All Ayes.	Motion Passed.

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

All Ayes. Motion Carried.

Respectfully submitted,

Allison Witt
Land Use Administrator

