



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

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### **PLANNING BOARD**

Minutes of the Town of Clinton Planning Board meeting held on August 3, 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 William Caldwell was present.

#### **ROLL CALL:**

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

**Absent:** Insel, Trepkau

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

A Motion was made by Mr. Hetzel, seconded by Mr. Hendricksen to approve the May 4, 2010 minutes:

**All Ayes. Motion Carried. Abstain: Gallagher**

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire to approve the June 8, 2010 minutes:

**All Ayes. Motion Carried. Abstain: Hendricksen, McGuire, Rogan**

#### **Extension Request on Final Site Plan Approval- Block 18 Lot 5- Z&F LLC:**

The Board received a letter from Mr. Robert Fallone requesting a one-year extension on their Final Site Plan Approval. The applicant had received a one extension last year, which expires on October 2010 and would like the board to consider a second extension request until October 2011.

A Motion was made by Mr. McGuire, seconded by Mr. Hendricksen, to grant an extension on the Final Site Plan approval for Block 18 Lot 5 to October 2011:

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

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

**Nays:**

**7-0 Motion Passed.**

**Site Plan Review Report:**

Attorney Walter Wilson was present on behalf of Country View Builders.

The Site Plan Committee met with Country View Builders Block 1 Lot 60 and Lot 60.02 to review the application submitted for a Preliminary & Final Site Plan application. Mr. McGuire informed the board the site plan committee went over the checklist and though there were a few minor deficiencies the committee is recommending the Planning Board deem the application complete for a public hearing.

Mr. McGuire stated the applicant agreed to supply the following missing details on the plan:

1. Configuration of sidewalks.
2. Waiver request for the Environmental Impact Statement
3. Corner elevation is missing on the plan
4. Copies of the boundary survey
5. Stop signs to be added on Page 3 of the plans.
6. Location of site identification signs.
7. Details on the light anchoring systems.
8. Architectural plans.
9. Bridge structure plans.

Attorney Wilson stated the applicant is aware of the deficiencies and is in the process of providing the information to Mr. Clerico's office. Mr. Hendricksen requested that an explanation of the waiver request for the Environmental Impact Statement be submitted in writing. Attorney Wilson stated that when the applicant applied and received their DEP permits environmental studies had to be undertaken and sent to the DEP. The environmental studies related to transitional areas in the wetlands, stream encroachments, flood hazard areas, and wildlife. The DEP received the data and issued the permits, therefore Attorney Wilson felt that the Environmental Impact study was not necessary. Attorney Wilson will provide the board with a written waiver request.

A Motion was made by Mr. Hendricksen, seconded by McGuire, to grant the waiver request for the Environmental Impact Statement and deem the application complete:

**Roll Call Vote:**

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

Nays:

**7-0 Motion Passed.**

**Public Hearing will be held on September 7, 2010.****Exemption from Site Plan Request- Block 10 Lot 15- 20 Leigh Street- Ackaway:**

Anna Ackaway, applicant and owner was present.

Chairman Gallagher excused himself, as he is an interested party as defined in the MLUL. Vice-Chairman McGuire ran the meeting.

Mrs. Ackaway advised the board that she and her husband own 20 Leigh Street, the first floor front offices were occupied by a travel agency, the travel agency has relocated and she would like to operate a small retail furniture showroom in the 2 front offices of the building. The furniture retail is a permitted use but a change of use from the travel agency. The furniture will be small antique type furniture such as chairs, curio cabinets and that there would be no outside displays or storage.

The board inquired if there were any other changes, Mrs. Ackaway responded no.

A Motion was made by Mr. Hendricksen, seconded by Mr. Hetzel, to grant the exemption of Site Plan and grant the approval of the furniture showroom.

**Roll Call Vote:**

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

Nays:

**6-0 Motion Passed.**

Chairman Gallagher resumed chairing the meeting.

**Voucher Approval:**

A Motion was made by Mr. Hendricksen, seconded by Mr. McGuire, to approve the voucher list (attached):

**All Ayes. Motion Passed.**

**Board Discussion:**

Chairman Gallagher advised the board the Town received their COAH approval.

Mr. Hendricksen requested the Board Checklist be amended to delete the *no column* and replace with *waiver request column* and to add a statement on the form indicating that all waiver request and explanations be submitted in writing. The board secretary will revise the Planning Board’s checklist for their review at the September meeting.

Mr. Rogan thought it would be helpful if the Planning Board set-aside time at every meeting to discuss different sections of town. Mr. Gallagher stated the role of the Master Plan Committee is to review the Master Plan and report back to the board on changes or ordinances that the Planning Board should look at, however since we were working on the Highlands Mr. Hintz advised the board to put a hold on drafting any new ordinances until determination was made whether the Town wanted to opt into the Highlands and if the Town decided to opt in some of the ordinance revisions would be funded through Highlands. The board agreed they need to move forward and take a proactive approach. The board requested the planner give the board some direction on the next steps at the September meeting.

Mr. Maher inquired about setting up a subcommittee to review the RFP’s and interview the professionals for next year. In the years past the Bids came in and there was no time to review and interview and would like the board to start the process earlier this year. The Board secretary will check with the Clerk to determine if the Bid process can be started earlier in the year.

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

**All Ayes. Motion passed.**

Respectfully submitted,

