

Minutes of the Town of Clinton Planning Board meeting held on Tuesday, August 1, 2006 at 7:30 P.M. in the Municipal Building.

PRESENT:

Cagno
Hendricksen
Jones-Holt
Kovach
McGuire
Schaumburg
Tranquilli (left at 7:45 p.m.)
Attorney Caldwell was present

ABSENT:

Gallagher
Wiant

Chairman Hendricksen opened the meeting at 7:30 P.M.

Clerk, Cecilia Covino, attended tonight's meeting in the absence of Secretary McGinley.

ADMINISTRATIVE STATEMENT – 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 10:30 P.M. with all items not concluded to be carried over to the next month's agenda.

“Adequate notice of this meeting has been provided indicating the time and place of the meeting and the proposed agenda, which meeting was posted, made available to newspapers and filed with the Clerk of the Town of Clinton in accordance with Section 3(d) of Chapter 231 of Public Laws of 1975.”

APPROVAL OF MINUTES

A motion was made by Mayor Schaumburg, seconded by Mr. Tranquilli to adopt the minutes of July 18, 2006. Ms. Jones-Holt stated that the minutes lacked content regarding the discussion among Board members as to the C-1 Zone change. Documentation of discussions are pertinent when reviewed by professionals to explain why decisions have been made. Documents based on issues are used by other boards and planners to assist in making future decisions. Ms. Jones-Holt requests that the minutes be re-done to add more to the minutes of July 18 and that minutes in the future also be more detailed. It was recommended that this set of minutes be pushed to the next meeting.

A motion was made by Mayor Schaumburg, seconded by Mr. Tranquilli, that Secretary McGinley review the tapes of the July 18th meeting and add information and comments made at that time. Minutes to be presented at the next meeting for a vote.

Vote all ayes
Motion carried

RESOLUTION – COUNTRY VIEW BUILDERS – BLOCK 1, LOTS 60 & 60.02

A motion was made by Ms. Jones-Holt, seconded by Mr. Tranquilli, to grant the extension request for preliminary site plan approval for Country View Builders, Twin Ponds Development. Mr. Caldwell has been directed to contact Attorney Walter Wilson to provide the Developer's Agreement for Twin Ponds as agreed.

ROLL CALL: Ayes: Jones-Holt, McGuire, Schaumburg, Tranquilli, Hendricksen

Vote all ayes
Motion carried

RESOLUTION – RECOMMENDATIONS TO COUNCIL ON ORDINANCE 06-13

A motion was made by Mr. Tranquilli, seconded by Mayor Schaumburg, to adopt the Resolution recommending changes to the C-1 Zone to the Mayor and Council. Ms. Jones-Holt asked for clarification to some of the wording and changes were made to paragraph 1, Council has introduced the Ordinance (not adopted as of this writing, second reading August 8, 2006). Paragraph 5, uses are consistent and drive-up windows are not allowed.

Ms. Jones-Holt indicated specific reasons why members of the Planning Board wanted to outlaw banking and financial institutions because they did not want an overabundance of uses in the small zone and because of limited parking. They mentioned it would open a pandora’s box. Ms. Jones-Holt expressed concern that the Board looks “wishy-washy” after considerable thought and discussion are put into making decisions and other Boards can cause their decisions to flip flop. This is not a strong stand for the town to use.

A motion was made by Mr. Tranquilli, seconded by Mayor Schaumburg to modify the motion and to accept as amended.

ROLL CALL: Ayes: McGuire, Schaumburg, Tranquilli, Hendricksen

Vote all ayes
Motion carried

Jack Harrison, Councilman, asked why the vote was only taken of some Board members. Mr. Caldwell explained that only the people who voted positive on the initial hearings of an application could vote on the Resolution.

HIGHLANDS COUNCIL PRESENTATION

Dante Di Pirro, Executive Director and Steve Balzano, Director of Science and Planning Research attended tonight’s meeting to give an overview of the Highlands Council and explain how the plan could be effective for the Town. The Council is putting together data in layers and attempting to identify precious resources on the ground and plans on releasing information over the next few weeks. The Council is also geared on adopting the Regional Master Plan for the 850,000 acres in the Highlands Region by the end of the year. The Highlands Water Protection and Planning Council has been working on developing this plan in order to protect the drinking water supply for over 5.4 million New Jersey residents, some 65% of the State, in 292 municipalities and 16 counties. The regional plan will provide a necessary framework to not only protect the quality and quantity of water supplies, but to preserve important open space and farmlands, to promote economic development and to provide effective regional planning for the 88 municipalities in the Highlands. Information is available on the web site www.highlands.state.nj.us There are financial incentives available through grants in order to assist with planning activities that are essential to the development of the Regional Master Plan. Another financial incentive are legal shields for municipalities who adopt ordinances and are being challenged. The Transfer Development Rights Program (TDR) adds additional incentives for municipalities, including grants and the ability to access impact fees. Fifteen months after the DRAFT plan is adopted in the Fall, the Council plans to hold six public hearings, grouping towns together, and educating the public.

MASTER PLAN

No Report

RESIGNATION OF COUNCILWOMAN KOVACH

The Board congratulated Mrs. Kovach on her appointment as Acting Director to the Division on Women in Trenton. Her appointment, made by Governor Corzine, has forced her to relinquish her Council seat and Planning Board seat.

ADJOURNMENT

There being no further business, a motion was made by Mrs. Kovach, seconded by Mrs. Jones-Holt, to adjourn the meeting at 9:00 p.m.

Respectfully submitted

Cecilia Covino, RMC/CMC
Town Clerk