

Minutes of the Town of Clinton Planning Board meeting held on March 1, 2005 at 7:30pm in the Municipal Building.

Present:

Cagno
Gallagher
Harrison
Hendricksen
Jones-Holt
Kovach
Schultz
Smith
Wiant

Absent:

Attorney Joseph Novak, Robert Clerico P.E. from Van Cleef Engineering, Carolyn Neighbor PP from Schoor DePalma were present.

Chairman Wiant called the meeting to order at 7:30pm and read the “Administrative Statement” and “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”.

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Mrs. Jones-Holt to approve the minutes of February 1, 2005 .

Ayes: Gallagher, Jones-Holt, Kovach, Smith, Wiant

Abstain: Cagno, Harrison, Hendricksen. Schultz

Motion Carried.

Application for Preliminary & Final Site Plan- Block 21 Lot 25- Clinton Management

Attorney Wendy Berger; Russell Smith of Hopewell Valley Engineering; Kenneth Huber Geo-Tech Engineer from Langan Engineering; Tim Troxler Landscape Architect from Hopewell Valley Engineering and the applicant were present.

The following items were submitted into evidence:

- D18 - Revised Center Street Intersection dated 3/1/05.
- D19- Photograph A&B of different walls
- D20- Landscape Plan prepared by Hopewell Valley Engineering dated 1/4/05.
- D21- Blown up version of D-20 showing front area with revised driveway.

Attorney Berger advised the board that after the February meeting Mr. Smith met with Mr. Clerico and Carolyn Neighbor to address some of the issues and concerns from last months meeting.

Mr. Smith stated that as a result of the meeting the Center Street driveway (exhibit D18) was reconfigured. The curb lines were reconfigured, the driveway was narrowed to 18' wide, and moved further away from the residential properties on the west. The reconfiguration will allow for right turns out and left turns in.

Mr. Smith advised the board that after a discussion with Carolyn Neighbor they could eliminate the parking spaces in front to allow for more landscaping to help soften the building. If they eliminated the 25 spaces in front it would leave them 248 spaces which would be approximately 4 1/2 spaces per 1,000 SF. Ms Berger stated that if they eliminated the 25 spaces it would require a variance.

Mr. Schultz questioned why the focus was on screening from RT 173 rather than more screening from Center Street. Mr. Clerico stated that the building has a real visual effect from an aesthetic stand point as you approach the entrance into town. Mr. Clerico added that it is important to add screening from RT 173 as well as Center Street.

Mr. Smith stated that the new proposal reflects 55 interior spaces, 218 exterior spaces of which 43 would be banked which would leave 175 exterior spaces. Mr. Smith stated at the last meeting testimony was given that 4 spaces per 1,000 is an acceptable ratio and the new proposal would be slightly over 4 spaces per 1,000 SF.

The board discussed many different ways that parking could be banked or eliminated the consensus was that it was the board's preference to build as little parking as possible and bank more. The board advised Ms. Berger that they would consider granting a variance to allow 4 spaces per 1,000 and suggested that they come back with a final plan reflecting 218 spaces.

Mr. Kenneth Huber, Geo-Tech Engineer from Langan Engineering was sworn in.

Mr. Huber testified that the plan reflects 4 retaining walls. Wall # 1 which is closest to RT 173 will be 8' high and approximately 35' from the roadway. Wall # 2 which will be tiered and at the walls maximum height will be 6' high. Wall # 3 is located at the northeast corner of the building and that will be 10' high. Wall# 4 will be 5' high and approximately 100' from the rear property line. Mr. Huber stated that the walls will be a modular block system and that the concrete units come in different textures and colors which is displayed in Exhibit D-19.

Mr. Huber testified that he had recently performed 12 test pits and the results were similar to the Geotechnical Report . Mr. Huber stated that he does not see any issue with the stability of the walls.

Mr. Tim Troxler, Landscape Architect from Hopewell Valley Engineering was sworn in.

Mr. Troxler referred to Exhibit D-20 and D-21 which reflects the proposed landscaping. Mr. Troxler stated that a row of sugar maples will be planted in front as well as shade trees, evergreen trees and ground shrubs will be planted along the walls. Mr. Troxler stated that in addition to the maples they will plant approximately 30-35 trees and shrubs which he believed will be sufficient landscaping to screen the building. Mr. Troxler stated that along Center Street the proposed landscaping are holly trees and arborvitaes and the existing Norway Spruces that are on the site now.

Mr. Gallagher inquired how high the arborvitaes will grow and Mr. Troxler responded approximately 20' within 10 years. Mr. Gallagher inquired if any consideration had been given to planting higher trees in front of the holly trees and Mr. Troxler stated that the holly trees will grow to be 15' high.

Ms. Neighbor inquired if any consideration was given to saving the existing trees along RT 173, Mr. Troxler stated that he was not sure that would be a possibility because of the grading and the wall installation.

A motion was made by Mr. Harrison, seconded by Mr. Cagno, to open the meeting to the public.

All Ayes. Motion Carried.

Mr. John Baka, 21 Water Street, asked if any consideration had been given to eliminate the access from Center Street and Ms. Berger stated that she felt the driveway was necessary.

Mr. Patrick McGuire, 94 Center Street, inquired if an analysis had been done on the percentage of traffic that will use Center Street. Ms. Berger stated that last month Mr. Yesowitz provided testimony on the traffic.

Mr. Kevin Proudfoot, 146 Center Street, questioned if it would be necessary to blast when building the walls and if so what the impact will be. Mr. Huber stated it is unclear if blasting will be necessary.

Ms. Dena Pender, 137 Center Street, inquired if it was necessary to blast would they survey the foundation of the houses in the area. Mr. Huber stated that if blasting was necessary a pre-construction survey would be conducted.

Ms. Dena Pender inquired about the water run off from the site. Mr. Smith stated that the site will contain solid piping and the water would sit in the pipes and then discharge through the outlet structure. The water that flows to the southeast would tie into the existing swale on Rt 173 and the water that flows to the southwest connects into the existing drain on RT 173.

Mr. Terry Thompson, 130 Center Street, inquired how the air pollution from Rt 78 will effect the proposed pine and spruce trees. Mr. Troxler replied that it has not been known to be a problem.

Mr. Kevin Proudfoot inquired if any consideration had been given to screen further back closer to the property line. Ms. Berger stated that if we eliminate the 18 parking spaces in the rear it would give us a bigger landscape area.

There being no further questions, a motion was made by Mr. Harrison, seconded by Mrs. Jones-Holt to close the meeting to the public.

All Ayes. Motion Carried.

Clinton Management will be carried to April 5, 2005.

Report of Master Plan:

Mr. Cagno stated that the Master Plan Committee met on February 15 and outlined the outstanding issues in the order of importance to the board:

- 1). Wargo Tract and downtown parking
- 2), Industrial Tract
- 3). Bike paths and streetscape design.
- 4). Minor Site Plan.

Mr. Gallagher stated that the main focus of the meeting was on the Wargo Tract and if anybody had any suggestions keeping in mind that the town has a need for additional ratables and parking.

Ms. Neighbor stated that there are several ways to proceed. One way is to provide some zoning incentives and another way to declare the site an area in need of redevelopment. Ms. Neighbor stated that she believed the site would qualify for redevelopment. Ms. Neighbor suggested doing a redevelopment assessment to see if the site meets the criteria that fall under the redevelopment guidelines.

Mr. Wiant stated that the goal is to get a building on the site to generate tax dollars and help alleviate parking problems.

Mr. Smith suggested that someone should contact the A&P and start a line of communication. The board agreed and suggested that the Mayor contact the A&P.

The next Master Plan Committee meeting will be March 15, 2005.

Voucher Approval:

A motion was made by Mr. Harrison, seconded by Mr. Schultz to approve the vouchers submitted on the March voucher list.

All Ayes. Motion Carried

There being no further business a motion was made by Mr. Harrison, seconded by Mr. Cagno to adjourn the meeting at 10:35pm.

Respectfully submitted,

Allison McGinley, Board Secretary