



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **PLANNING BOARD**

Minutes of the Town of Clinton Planning Board meeting held on June 7, 2005 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

**Present:**

Cagno  
Gallagher  
Hendricksen  
Megan Jones-Holt  
Schultz  
Wiant

**Absent:**

Harrison  
Kovach  
Smith

Attorney Joseph Novak and Carolyn Neighbor PP from Schoor DePalma were present

Chairman Wiant called the meeting to order at 7:35pm 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".

**Approval of Minutes:**

A Motion was made by Mr. Hendricksen, seconded by Mr. Gallagher, to approve the minutes of May 3, 2005

**All Ayes.                      Motion Carried.**

Abstain:                      Wiant

**Amendment to The Town Of Clinton Master Plan- Housing Element & Affordable Housing Plan:**

Attorney Novak advised the board that adequate notice was provided to the surrounding Municipalities, the County Planning Board, and the Hunterdon Review.

Carolyn Neighbor stated that the board was given a Housing Element Plan and a Development Fee and Fee Ordinance for there review and proceeded to give the board a brief overview of the report.

Ms. Neighbor advised the board that under the Round 3 rules for every 8 market units created there must be one affordable unit and for every 25 new jobs created there most be one affordable unit created.

Ms. Neighbor stated that the projected employment growth between 2005-2015 is 450 jobs, which equates

to 18 affordable units.

Ms. Neighbor stated the growth share obligation for the vacant non-residential tracts will be 112 new units however, based on past growth of non-residential uses in the town, it is her projection that some of the vacant land used in the calculations will not have been developed within the Round 3 certification time period.

The residential obligation will be 15 units and Ms. Neighbor advised the board that there are several methods to meet this obligation. One way is through Alternate Living Facilities; currently the town has one four-bedroom home, which can fulfill four rental units, which meets 25% of the rental obligation. Ms. Neighbor stated that another method is through accessory apartments and currently the Planning Board and the Board of Adjustment have applications before them and if approved would create four accessory apartments, which would give the town four rental bonus credits. The third method is through a Regional Contribution agreement, which is based upon collection of developer's fees. The contribution that the developers would pay would be 1% of the equalized assessed value of each residential housing unit and 2% of non-residential structures.

Ms. Neighbor advised the board that the next step is for the board to adopt the Housing Element Plan and recommend the Fee Ordinance and Spending Plan to the Governing Body.

A motion was made by Mr. Schultz, seconded by Mr. Hendricksen, to open the meeting to the public.

Mr. Sean Rogan, 23 Harrison Street, inquired if any other towns had reached their build out before meeting the COAH obligations and Ms. Neighbor responded that if you had no vacant land then you would not have to meet the obligation.

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

A motion was made by Mrs. Jones- Holt, seconded by Mr. Cagno, to adopt the Housing Element as an amendment to the Town of Clinton Master Plan:

**Roll Call:**

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schultz, Wiant

Nays: **All Ayes. Motion Carried.**

A Motion was made by Mr. Schultz, seconded by Mrs. Jones-Holt, to recommend the adoption of the Development Fee Ordinance and the Development Spending Plan to the Governing Body:

**Roll Call:**

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schultz, Wiant

Nays: **All Ayes. Motion Carried.**

Mr. Wiant and the board thanked Carolyn for her effort and timely manner in which she worked on putting the report and ordinances together.

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

At the request of the applicant the meeting will be carried to August 2, 2005

**Application for Exemption from Site Plan- Block 11 Lot 6- Clinton Main Street LLC:**

At the request of the applicant the meeting will be carried to August 2, 2005.

**Public Comment:**

Mayor Matt Holt stated that he would also like to commend Carolyn and the COAH Committee on the work and effort on working on the COAH plan.

**Master Plan Update:**

Carolyn Neighbor stated that she has prepared some information for the board on the Industrial Tract and the Minor Site Plan procedures, which will be distributed to the board for discussion at the July meeting.

Mrs. Jones-Holt advised the board that when the C-4 zone was created the Sign Ordinance was not amended to include signs in the C-4 zone.

A motion was made by Mrs. Jones-Holt, seconded by Mr. Schultz, to recommend to the Governing Body that signs within the C-4 zone should be included in the section of the sign ordinance and should have the same requirements as the signs within the C1-C3 zone.

**Roll Call:**

Ayes: Cagno, Gallagher, Hendricksen, Jones-Holt, Schultz, Wiant

Nays:

**All Ayes.**

**Motion Carried**

**The next Master Plan Committee meeting will be July 19, 2005.**

**Voucher Approval:**

A motion was made by Mr. Schultz, seconded by Mr. Hendricksen, to approve the vouchers on the June voucher list (voucher list attached).

**All Ayes.**

**Motion Carried**

**Board Discussion:**

The board discussed hiring an independent Geo-Tech Engineer to review the application for Clinton Management, the board agreed to wait until they had received the updated report from Clinton Management's Geo-Tech Engineer before making a decision.

Mr. Gallagher asked Mayor Holt what the status was on enforcing the signs in the town and if there was any progress on the wargo tract. Mayor Holt advised the board that the Sign Committee has been in touch with the Town Attorney to determine the sign committee's role. The Council will discuss introducing an ordinance in regards to temporary signs and the enforcement of the signs in the near future. Mr. Wiant inquired if a member of the Planning Board could be included on the sign committee and Mayor Holt stated he would look into it. In regards to the Wargo Tract, Mayor Holt stated that he had contacted the A&P several times with no response back. Mr. Wiant stated that at the July Master Plan Committee they should discuss the different options on the Wargo Tract.

There being no further business a Motion was made by Mr. Schultz, seconded by Mrs. Jones-Holt, to adjourn the meeting at 9:05pm

Respectfully submitted,

Allison McGinley, Board Secretary