



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on October 2, 2007 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: Baka, Gallagher, Harrison, Hendricksen, Maher, McGuire, Schaumburg, Tranquilli, Insel (arrived 7:45pm)

Absent:

Approval of Minutes:

A Motion was made by Mr. McGuire seconded by Mr. Hendricksen, to approve the minutes of September 4, 2007.

All Ayes. Motion Carried.

Site Plan Review Report:

Mr. McGuire advised the board that the Site Plan Committee met on September 18, 2007 to determine completeness of the preliminary and final site plan application submitted by Eastern Hill LLC Block 16 Lot 22.02. Mr. McGuire advised the board that the committee considers the application substantially complete with the exception of one item in relation to parking spaces. The project requires 123 parking spaces and the plan shows 111 parking spaces. The applicant indicated to the Committee that they are pursuing a shared parking arrangement with the adjoining County Library property. Mr. Lehrer, Attorney for the applicant advised the board that they hope to have a formal agreement with the County for the November hearing date and would request the board deem the application complete so they can be placed on the agenda for a public hearing.

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to deem the application for Eastern Hill, LLC Block 16 Lot 22.02 complete:

Roll Call Vote:

Ayes: Baka, Gallagher, Harrison, Hendricksen, Maher, McGuire, Schaumburg, Tranquilli,

Nays:

All Ayes Motion Carried

The applicant was advised that the November Planning Board Meeting will be held on November 20, 2007, on which the applicant will be placed on the agenda for a public hearing.

Memorization of Resolution for Final Site Plan Approval for Z&F LLC- Block 18 Lot 5:

A Motion was made by Mr. Hendricksen, seconded by Mr. McGuire to Memorize the Resolution approving the Final Site Plan Approval for Z&F LLC -Block 18 Lot 5:

The board had the following changes:

Page 1- A-1- Change 3006 to 2006, Change May 7, 2007 to June 21, 2007.

Page 2- 1st Paragraph - Change easterly side of RT 31 to Northbound Side of RT 31.

Page 2- 1st paragraph - Insert Five hundred and four parking spaces

Page 2- - modify condition # 4 to read *The applicant will provide the review letter from Jack Daniels and the plans will be updated in accordance with Jack Daniel's comments.*

Page 3- modify condition # 6 to read *The applicant will resolve the issue of the swale constructed on the adjoining Clinton Township Board of Education property (block 74.01 lot 1) apparently by contractors working for the Clinton Township Board of Education.*

Page 3- modify condition # 8 to read- *The applicant will incorporate details of the lighting control plan on the final site plan document as approved on the preliminary site plan and subject to the Planning Board Engineer's review and approval.*

Page 3 Condition # 9- insert letter of August 16, 2007 at the end.

An amended Motion was made by Mr. Hendricksen, seconded by Mayor Schaumburg, to Memorize the Resolution for Final Site Plan Approval for Z&F LLC Block 18 Lot 5 with the incorporation of the above changes:

Roll Call Vote:

Ayes: Baka, Gallagher, Harrison, Hendricksen, Maher, McGuire, Schaumburg, Tranquilli,

Nays:

**All Ayes: Motion Carried
Abstain: (Insel)**

Master Plan Committee Update Report:

No reports this month.

Board of Adjustment Update Report:

Mr. Tranquilli advised the board that the October 22, meeting has been moved to October 29, 2007 to hear the Clinton House Application.

Smart Growth Committee Update Report:

Mrs. Insel stated they are working on the Draft 2007 Master Plan Report, the next meeting will be held on Thursday October 4, 2007. At this time she would like to request a special workshop meeting with the planning board and suggested holding the meeting on October 16, 2007. After further discussion the board was in favor of holding a special meeting on Tuesday October 30, 2007 to review and provide comments on the Draft Master Plan. Mayor Schaumburg asked that at the meeting on October 30, 2007 the board also discuss the Resolution passed by the Governing Body authorizing the Planning Board to do a redevelopment study on the Wargo tract.

Allison McGinley, Board Secretary to advertise for the special meeting on October 30, 2007.

Voucher Approval:

A Motion was made by Mr. Baka, seconded by Mayor Schaumburg, to approved the attached voucher list:

All Ayes. Motion Carried.

Correspondence & Board Discussion:

The board is in receipt of a letter from Clarke, Caton, & Hintz dated September 14, 2007 addressed to Assemblywomen Karrow outlining the town's comments in regard to COAH.

Chairman Gallagher handed out an overlay showing the Wargo Tract and the flood plain. The overlay shows that the property is located in a 150-year flood plain, which would make the building envelope smaller than previously discussed, and that further discussions with the Planner and Engineer should take place.

Chairman Gallagher gave thanks to Clarke, Caton & Hintz in recognizing the deficient items on the redevelopment plan steps.

There being no further business, a Motion was made by Mr. Baka, seconded by Mrs. Insel, to adjourn the meeting at 8:35pm.

Respectfully submitted,

Allison McGinley
Land Use Administrator