



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

(908) 735-8616 FAX (908) 735-8082

PLANNING BOARD

Minutes of the Town of Clinton Planning Board special meeting held on October 30, 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".

Carl Hintz was present

Roll Call:

Present: Baka, Gallagher, Harrison, Hendricksen, Insel, Maher, McGuire, Tranquilli,

Absent: Mayor Schaumburg

Approval of Minutes:

A Motion was made by Mr. Tranquilli seconded by Mrs. Insel, to approve the minutes of October 2, 2007.

All Ayes. Motion Carried.

A Motion was made by Mr. Tranquilli, seconded by Mrs. Insel, to suspend the agenda and proceed with item # 5 on the agenda:

All Ayes. Motion Carried.

Redevelopment Discussion on Block 23 Lot 13 & Lot 13.01:

The board is in receipt of a resolution passed by the Mayor & Council on October 4, 2007 authorizing the Planning Board to conduct a preliminary investigation as to whether Block 23 Lot 13 and Lot 13.01 is an area in need of redevelopment. Mrs. Kaylor and Mrs. Wargo the owner of Block 23 Lot 13.01 were invited to attend the meeting tonight. Mrs. Insel stated that it is important that they attend the discussion so that they can be involved in the process, the town wants to work with the owners in finding a solution. Mrs. Insel stated prior discussions on the redevelopment area did not include Lot 13.01, which is the land the Krauser's store is on, and the subcommittee decided to incorporate both lots into the discussion for possible redevelopment.

Mr. Hintz advised the board that the Governing Body has asked the Planning Board to review the "Wargo Tract" and the "Krausers Tract" to determine if this area is in need of redevelopment and if the Planning Board makes the finding that the area is in need of redevelopment per the NJ State redevelopment criteria they would prepare a redevelopment plan and hold a public meeting. If the plan were adopted by the Planning Board it would then be sent to the Governing Body for their adoption.

Mr. Tranquilli inquired what the cost would be to prepare a preliminary report, Mr. Hintz stated since he would need some input from Mr. Clerico, he would first have to speak with Mr. Clerico before he could provide the board with a total cost.

The board asked Mr. Hintz to prepare a cost analysis to present at the November 20, 2007 meeting so they could move forward with the preliminary redevelopment plan.

A Motion was made by Mr. Tranquilli, seconded by Mr. McGuire to resume the agenda:

All Ayes. Motion Carried

Discussion on the Draft 2007 Master Plan:

Chairman Gallagher commented that the Master Plan Draft was prepared by Clarke, Caton & Hintz with the assistance of the Smart Growth Committee. The intent is to go through the draft, which will take a couple of meetings to finish. Chairman Gallagher stated that if any person doesn't agree with the zoning they have the opportunity to go to the Board of Adjustment for a variance. When requesting a variance the applicant would have to prove certain criteria per the MLUL in order for the Board to consider a change in the master plan.

Mr. Hintz advised the board the 2007 draft master plan incorporates the reexamination report the Planning Board adopted earlier this year and the results of the Smart Growth Committee's vision study. The plan is broken into nine sections, Goals & Objectives; Land Use Plan; Analysis of Regional Planning; Conservation Plan; Circulation Plan; Historic Preservation Plan; Parks, Recreation & Open Space Plan; Community Facilities Plan; Utility Plan.

Chairman Gallagher inquired why a recycling plan was not part of the draft, Mr. Hintz replied that was an oversight and he will include that in the plan.

The Board decided the best way to proceed was to review the draft page by page. The board reviewed pages 1 thru 16 and decided the following:

Page 5- under Environmental -first goal, 2nd objective- include air pollution after noise pollution

Page 5- under Water Supply- 2nd objective- further discussion to take place with Mr. Cutter at the next meeting.

Page 6- under Water Supply- 1st objective- include water franchisee in the objective.

Page 8- Mr. Hintz to fill in the blue highlighted blanks.

Page 9- Affordable Housing is still under COAH review, the board agreed to review this section at a later time.

Page 10 & 11- Building Footprint Size & Configuration- Board discussed a new ordinance that would guide them on how to enforce building footprint and size; the board discussed perhaps adding architectural guidelines to the ordinance.

Page 13- Green Building – 2nd paragraph- eliminate the last sentence and the three bullet items. Change the last sentence to “Incentives can be considered”.

Page 13- Impact of RT 78- The board would like some language added to the paragraph regarding adding safety barriers and devices on the Route 78 overpass by the school.

Page 15- Wireless Telecommunication 2nd paragraph last sentence change pleasing fence to “privacy fence”.

Page 15- Wireless Telecommunication- Add another bullet item that states consideration for placement should be given to public owned facilities before private facilities.

Page 16- Moebus Tract

Mrs. Insel advised the board that the Smart Growth Committee under the Vision Study worked on different options for the Moebus Tract. One option discussed was retail, however we were concerned about taking business away from our downtown community. The Smart Growth Committee looked at the topography of the land and due to the steep slopes on the property they ruled out senior housing as an option. After looking at several different options the Smart Growth Committee is proposing zoning for a larger lot single family residential development, which would house approximately 15 to 20 homes on $\frac{3}{4}$ acre lots. The intent would be to cluster the homes and leave as much open space on the property as possible leaving room for walking trails, landscaping and buffering. The preferred access to the development would be thru Fairview Avenue, rather than Route 31 so that the development would be easily integrated into the Town.

The board asked that a new sketch replace the three sketches that are used in the draft to represent Moebus Place and the access road into the property.

There being no more time, the board will continue the workshop discussion at their next meeting of November 20, 2007.

Board Discussion:

Mrs. Insel advised the board that at the last Council meeting they reviewed the new proposed sign ordinance and voted to keep neon signs in the historic district. A public hearing is scheduled for November 27, 2007 and if any member feels strongly about not having neon in the historic district they are urged to attend or they can contact her with their concerns.

There being no further business, a Motion was made by Mr. Tranquilli, seconded by Mr. Maher, the meeting be adjourned at 10:30pm.

Respectfully submitted,

Allison McGinley
Land Use Administrator.

