



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on December 4, 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".

Mr. Carl Hintz was present.

Roll Call:

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

Absent: Hendricksen, Maher, Schaumburg

Approval of Minutes:

A Motion was made by Mr. McGuire, seconded by Mrs. Insel, to approve the minutes of November 20, 2007:

All Ayes. Motion Carried.

Extension request for Final Site Plan- Block 23 Lot 6- Latino:

Attorney Walter Wilson was present on behalf of the applicant and he asked the board to grant an extension of time to act on the Final Site Plan Application until the end of February 2008.

A Motion was made by Mr. McGuire, seconded by Mr. Baka, to grant an extension on the time to act on the Final Site Plan Application until February 29, 2008:

Roll Call Vote:

Ayes: Baka, Gallagher, Harrison, Insel, McGuire, Tranquilli

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

Attorney Wilson commented that he knew the board will be working on the Master Plan this evening and he advised the board that he is working with Clem Bonnell the owner of Block 4 Lot 2 who would like to see the Bonnell Tavern historically renovated. He asked the board to look at permitted uses for the property from a planning standpoint. Chairman Gallagher stated the board will talk with Mr. Hintz on potential uses.

2008 Budget Review & Recommendations:

A Motion was made by Mr. Baka, seconded by Mrs. Insel, to recommend to Council the 2008 budget be approved as follows: Planner Fees \$4,000.00; meeting & membership dues \$500.00; Engineering fees \$1,750.00; Legal fees \$3,750.00; legal notice fees \$250.00; office supplies \$250.00; postage \$500.00; zoning map update \$250.00.

Roll Call Vote:

Ayes: Baka, Gallagher, Harrison, Insel, McGuire, Tranquilli

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

Workshop discussion on the 2007 Draft Master Plan:

Councilman Jack Harrison advised the board that while he was at the League of Municipalities he attended a session on “Planning for the aging Population”, he asked the board to review a handout he received and to consider the issues of the aging population while looking at the Master Plan.

The board started the review of the Master Plan Draft on page 18.

Route 173 Corridor – The board agreed there are many underutilized properties along the Route 173 corridor. One of the properties that the board discussed was the Firehouse and the potential for relocation, which the board was in favor of. Mrs. Insel questioned if a property along Route 173 is not for sale then how do we go about pursuing redevelopment of the site and Mr. Hintz stated that you change zoning to encourage change and by having design standards and architectural regulations in place you encourage change in a positive manner.

Page 19- East of New Street Design Solutions- Delete movie theater and bowling alley as entertainment uses.

Page 21- under 1st Paragraph – delete “*rather it is a step toward preparing for the day when the owners of the lumber yard chose to close the business and may choose to sell it to a developer who would like to redevelop the property*” and replace it with “*rather it is a step toward preparing for the day should the owner redevelop the property*”.

Map between pages 21 & 22- Delete the pedestrian walkway that shows access to the Knolls.

Page 22- Delete all references to lumber yard and replace with zoning reference.

Page 23- Exit 15 Design Solution, second paragraph- delete the last sentence and replace with “*Clinton Town to work in cooperation with Union Township on future development of site.*”

Page 24- Constraints- replace the 5th bullet with *Any potential developer should address odor from the wastewater treatment facility which may have a detrimental impact on the tract*

Page 25- Implementing Recommendation 1st bullet- add *or conditional uses into the sentence.*

Pages 26- 39- Residential uses and commercial uses will be discussed at the January meeting.

Page 53- Floodplains- The board suggested adding some language into the section preventing a lot to be built on if the site can be identified ahead of time that the area is not buildable due to public health hazards.

Page 56 under native plants the first and sixth bullet is the same, remove one.

Page 96- The board discussed adding language into the utility plan that the Planning Board should be

notified if any adjoining town has a development or project that will require town water or sewer. Mr. Hintz will discuss further with Mr. Cutter to be discussed at the next meeting.

The board will continue with the review of the draft Master Plan at the January meeting.

Board of Adjustment Report:

Mr. Tranquilli advised the board that the Board of Adjustment members were not in favor of combining the Planning Board and Board of Adjustment into one board. It was a general consensus of the Board of Adjustment that the two boards are too busy at this time and that they feel one board that plans for the town and one board that grants adjustments would be a conflict. Chairman Gallagher commented that one role of the Board of adjustment is to make adjustments but another role is also to deny. Mrs. Insel, Mrs. Harrison and Mr. Baka felt that it was a good idea to keep the boards separate at this time.

Smart Growth Committee Report:

Mrs. Insel informed the board that they met with the Highlands and at this time they are in the process of filing for a grant to see if TDR will work for the Town of Clinton. Mrs. Insel stated that if TDR works then it will be a win win situation for the Town.

Voucher Approval:

A Motion was made by Mr. Tranquilli, seconded by Mrs. Harrison, that the following voucher be approved:

Van Cleef Engineering	October 2007 services for Fallone	\$1,497.88
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All Ayes. Motion Carried.

Board Discussion:

Mrs. Insel advised the board that Council did not approve the proposed sign ordinance at their second reading and that she advised the council on the Planning Board's position against neon signs in the Historic District. Chairman Gallagher suggested that the Sign Ordinance should have fallen under the Planning Board's jurisdiction and not the Sign Committee and since the ordinance was rejected the Planning Board should have the opportunity to submit a new proposal that is drafted from the Planning Board. Mr. Tranquilli advised the board that the Council asked the Sign Committee to draft a new ordinance. The Sign Committee in conjunction with the Town Planner drafted a new ordinance, which was initially denied by Council. A new subcommittee was formed that consisted of the Sign Committee, Council Representatives and merchants of the town. Initially the subcommittee voted no against allowing neon in the historic district however, at the next subcommittee meeting Mr. Tranquilli and Mr. Ragozine were absent and for some reason the subcommittee decided to revote on the proposed ordinance allowing the neon back into the historic district.

After further discussion the board agreed that a letter should go to the Governing Body requesting the Planning Board have jurisdiction in finalizing the Sign Ordinance and then recommending it to Council for adoption.

A Motion was made by Mr. Tranquilli, seconded by Mrs. Harrison, to enter into an executive session at 10:45pm. All Ayes. Motion Carried.

A Motion was made by Mr. McGuire, seconded by Mrs. Insel, to adjourn Executive Session at 11:05pm

There being no further business a Motion was made by Mr. McGuire, seconded by Mrs. Harrison to adjourn the meeting at 11:05pm.

Respectfully submitted,
Allison McGinley,

