



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on April 3, 2012 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice Chairman McGuire 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".

ROLL CALL:

Present: McGuire, Feldmann, Hetzel, Insel, Maher, Perez, Rogan,
Chairman Gallagher arrived at 7:40pm

Absent: Mayor Kovach

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to approve the March 6, 2012 minutes

All Ayes. **Motion Carried.**
Abstain: Feldmann, Perez, Rogan

Completeness determination for Block 31 Lot 24.02-24.05- Hunterdon Capital:

Hunterdon capital has withdrawn their application; they are currently in the process of revising the application.

Voucher Approval:

A Motion was made by Mr. Hetzel, seconded by Mr. Feldmann, to approve the voucher for the following:

Van Cleef Engineering	Bank of America Feb 2012	\$698.00
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All Ayes. **Motion Carried.**

Board Discussion:

Proposed Wind & Solar Energy Ordinance- Mr. McGuire on behalf of the Master Plan has put together a draft ordinance for the Planning Board to review. The board is in agreement the town should put an ordinance in place. Mr. Feldmann suggested we also prohibit ground arrays in the PRD and PRD-P zones, and add some language regarding shielding on ground mounted arrays.

Chairman Gallagher asked Mr. McGuire to get some clarity from Mr. Zellner from Greener by Design about electric usage crossing over multiple lot lines, for example, if the Industrial Tract was turned into a solar farm would the usage benefit the municipal building on Leigh Street. In addition, Chairman Gallagher suggested the board not only look to see if this is a benefit in terms of usage but should consider the visual effect of a solar farm.

Chairman Gallagher made a Motion, seconded by Mr. Perez to forward the draft wind and solar energy ordinance with the revised comments to the Governing Body for their review and feedback.

All Ayes. Motion Carried.

Mr. McGuire will incorporate the revisions and sent them to the board secretary to send on to council.

Master Plan Committee Update:

The Master Plan has invited an intern to join them at their meetings. The Intern is Mr. Henry Paul

There being no further business a Motion was made by Mr. Rogan, seconded by Mr. Hetzel to adjourn the meeting at 8:00pm.

Respectfully Submitted

Allison Witt,
Land Use Administrator