



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **PLANNING BOARD**

Minutes of the Town of Clinton Planning Board meeting held on November 6, 2012 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".

#### **ROLL CALL:**

Present: Gallagher, Feldmann, Hetzel, McGuire, Perez, Rogan, Mayor Kovach  
Absent: Insel, Maher

Attorney William Caldwell, Mr. Clerico, and Mr. Hintz were present,

Due to the first order of business being the memorialization of the Hunterdon Art Museum Resolution the members took a few minutes to rearrange the seating, the members that were not eligible to vote left the room.

#### **Roll Call - Eligible members for the Hunterdon Art Museum:**

Present: Pl Board Chairman Gallagher, Pl Bd Member Feldmann, Pl. Bd member Perez, BOA member Carberry, BOA member Sailer, BOA member Recame:

Absent: BOA member Berson

**Approval of Minutes for the Hunterdon Art Museum portion** (regular minutes tabled to Dec meeting)

A Motion was made by Mr. Carberry, seconded by Mr. Sailer, to approve the October 2, 2012 for the Hunterdon Art Museum minutes:

**All Ayes. Motion Carried.**

**Memorialization of Minor Site Plan Approval- Block 9 Lot 1- Hunterdon Art Museum:**

Attorney Robert Simon was present.

A Motion was made by Mr. Carberry, seconded by Mr. Recame to approve and adopt the resolution for The Hunterdon Art Museum with the changes agreed upon tonight (copy attached):

**Roll Call Vote:** Gallagher, Feldmann, Perez, Carberry, Sailer, Recame

**All Ayes. Motion Carried.**

The Planning Board reconvened with its regular members:

**Site Plan Review Report:**

Mr. McGuire advised the board the Site Plan Committee met to go over an application submitted for a Minor subdivision for Hunterdon Capital- Block 31 Lots 24.04- 24.05. The Planning Board had previously granted a Major subdivision approval on the property. The Site Plan Committee is recommending the application be refilled as a Major subdivision under the premise once a Major subdivision always a Major subdivision.

**Completeness Determination for Minor Subdivision Application for Block 31 Lots 24.04-24.05- Hunterdon Capital LLC:**

A Motion was made by Mr. McGuire, seconded by Mr. Hetzel to deem the Minor subdivision incomplete in terms of classification and recommended the applicant file for a Major Subdivision and request any waivers necessary from the checklist that they feel is applicable.

**All Ayes. Motion Carried.**

Mr. Skoda applicant for Hunterdon Capital stated that they were not sure if they should have filed a subdivision or a merger of lots, Attorney Caldwell recommended the applicant's attorney contact him to discuss the two options.

**Memorization for Minor Site Plan Approval- Block 10 Lot 15- Ackaway:**

Carried until the December 4, 2012 meeting.

**Informal Discussion- Country View Builders:**

Attorney Walter Wilson, Kevin Page Engineer from Page Engineering and Gerard Burdi, Principal for Mystic Development Company

Attorney Wilson advised the board that Mystic Developer will be developing the property know as Twin Ponds and after reviewing the approved plans it became apparent the approved design was not feasible. The developer would like to submit a revised design and is here tonight for the board's input before moving forward in submitting a formal application.

The applicant is proposing three buildings, one (1) twelve unit and two (2) 24 units building. The new plan will be 100% in conformance with the ordinance and will still meet the affordable mix criteria that is part of the Town's affordable plan.

Mr. Page highlighted some of the benefits of the revised proposal which are land disturbance will

decrease, impervious coverage will decrease by 10%; retaining walls will be reduced; soil removal will be reduced; setbacks will be increased from the neighboring properties.

Mr. McGuire commented that it might be helpful to have a comparison on what was approved and what is proposed on a single exhibit. Attorney Wilson stated that is something they can provide.

**Waiver from Site Plan request for Block 22 Lot 17- Cara's Seafood:**

Cara Lin applicant was present. Ms. Lin stated her business occupies the space were Old Metropolitan Seafood occupied and she would like to add seating for 15 in her business. The board reviewed the application and determined it was not clear on how many parking spaces existed currently. The ordinance for parking in the C-4 Zone for restaurant use is 1 space for each 50 square feet of floor area devoted to patron use. The board felt they needed more information from the owner of the building in regard to actual parking spaces and if any handicap spaces would be provided. The board was concerned with the lack of information provided.

A Motion was made by Mr. McGuire, seconded by Mr. Perez to deny the waiver request and to refile as a Minor Site Plan application:

**All Ayes. Motion carried.**

**2013 RFP Proposals:**

Mr. Hetzel agreed to meet with the professionals that sent in their Professional Proposals for 2013. The meeting will be coordinated with the Board of Adjustment.

**Voucher approval:**

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire to approve the attached voucher list:

**All Ayes. Motion carried.**

There being no further business a Motion was made by Mr. Hetzel, seconded by Mr. Feldmann to adjourn the meeting at 9:45pm.

Respectfully submitted,

Allison Witt  
Land Use Administrator