



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

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

Roll Call:

Present: Baka, Gallagher, Harrison, McGuire, Schaumburg, Tranquilli, Hendricksen (arrived 7:40pm)

Absent: Insel

Approval of Minutes:

A Motion was made by Mr. Baka, seconded by Mr. Tranquilli, to approve the minutes of February 6, 2007:

All Ayes. Motion Carried.
Abstain: Mayor Schaumburg

2006 Re-Examination Report:

Mr. Baka advised the board that at the Master Plan Committee meeting the members had made some revisions that Beth McManus was going to incorporate into the draft. Chairman Gallagher stated that since the board does not have copies and Beth is not here tonight, we should put the discussion on for the April agenda. Mayor Schaumburg stated she would like the board to have copies within the next few days so that the board members have time to review the revised update before the April Meeting.

A Motion was made by Mr. Baka, seconded by Mayor Schaumburg, to open the meeting to the public, and there being no questions, a Motion was made by Mayor Schaumburg, seconded by Mr. Baka, to close the meeting to the public.

All Ayes. Motion Carried.

Master Plan Update:

Mrs. Harrison advised the board the Master Plan Committee met with Beth McManus to discuss the reexamination report and their biggest concerns were to incorporate into the report a big box ordinance;

a no cell tower ordinance; a dark skies ordinance, a traffic study and traffic plan. The revisions will be incorporated into the report and the next meeting will be held on March 20, 2007.

Chairman Gallagher asked Mr. Baka to explain the three ordinances that the Master Plan Committee discussed. Mr. Baka stated that when we looked at prior issues the town has had with past developers one issue is the lighting and the committee wanted to provide guidelines to developers. The Committee also discussed the need to curb big box development on the vacant pieces of property in Clinton. Mayor Schaumburg stated she would prefer to see an ordinance that addresses the size of a building and commented that when Clinton Management came before the board for approval the board felt the building was too large but because it met the ordinance they had no choice but to approve it and with the right zoning we could have curbed the size of the building. Mayor Schaumburg commented that an anti -big box ordinance sounds discriminating and she would like to see an ordinance that is less discriminating and less room for challenge.

Mr. McGuire stated that he would like to incorporate a restriction on having a second access to a residential street if the property fronts on a commercial street, the sole entranceway for the establishment should be via a commercial street. Mr. McGuire thought the advantage of that is if Clinton Management does not get built and the board has to review the project again in the future the driveway restriction would be in place in the Masterplan.

Mr. Hendricksen stated another way to limit development on a site is to take into account the environmental sensitive areas and deduct these areas from the land. Mr. Baka stated that the Committee did discuss slopes. Mayor Schaumburg commented that Clinton Township has a steep slope ordinance and a carbonate rock ordinance and asked Allison if she could get copies for the board.

Mr. Baka stated the Committee also discussed the type of use within a zone. For example some medical services and laboratories that are permitted in some zones may not be the best use because of the traffic flow and lighting. Mr. Hendricksen commented that having a use that spreads traffic throughout the day might be better than just a stream of traffic in the morning and in the afternoon. Mr. Baka commented when thinking about changing uses in the Master Plan you may want to think about what traffic the use can generate.

Mr. Hendricksen commented there are ways to disguise a cell tower and it would be better to add stipulations into the ordinance and the steep slope ordinance should be written to protect us against disturbance of any steep slopes.

Mrs. Harrison advised the board the dark skies ordinance would limit the use of lighting around a building and parking areas and restrict times so as to not interfere with the residential areas. Mrs. Harrison advised the board that Beth will be incorporating the revisions discussed at the Master Plan Committee meeting into the plan for the boards review.

Board of Adjustment Report:

Mr. Tranquilli advised the board that the Sign Committee is working on the new sign ordinance the next meeting will be held on March 13, 2007.

Smart Growth Committee Update:

Mayor Schaumburg advised the board that they met with some members from the Regional Planners Association to discuss holding a charette as part of the vision study sometime in the spring. We are hoping we have a large public forum at the charette meetings to come up with a vision to better utilize Old Highway 22 and to improve the quality of life in Clinton and the aesthetics of the town. Mr. Gallagher questioned what the end goal is and what is the Committee is trying to accomplish. Mayor Schaumburg responded that the study will be incorporated into a new Master Plan. We are looking at this realistically and we have an independent professional studying the economical feasibility of the plan and we are looking at a new Master Plan before the years end.

Voucher Approval:

A Motion was made by Mr. Hendricksen, seconded by Mr. Tranquilli, to approved the following vouchers:

Clarke, Caton & Hintz	Twin Ponds- Jan 2007	\$36.75
Clarke, Caton & Hintz	Planning Board- Jan 2007	\$342.30
Van Cleef Engineering	Twin Ponds- December 2006	\$340.00

Roll Call Vote:

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

Nays:

All Ayes. Motion Carried.

Board Discussion:

Mayor Schaumburg asked the board if they had any recommendations for a new member to replace Mr. Wiant if they could let her know.

There being no further business a Motion was made by Mr. Tranquilli, seconded by Mr. Baka, the meeting be adjourned at 8:35pm.

Respectfully submitted,

Allison McGinley
Land Use Administrator