

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

August 16, 2021

7:00PM

IN-PERSON PUBLIC MEETING

Chairman Cimei called the meeting to order at 7:01pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice

This is the August 16, 2021 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting was been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the Township website, the bulletin boards at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

MEMBERS PRESENT

Butcher, Johnson, Kleinhans, Lazarus, Mullay, Cimei

MEMBERS ABSENT

Glaser, Higgins, Scheick

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Kathryn Razin, Esq. (via FaceTime), substituting for Jonathan E. Drill, Esq., Board Attorney
Denise Filardo, Board Secretary

MINUTES

1) June 7, 2021

Mr. Mullay motioned and Mr. Lazarus seconded a motion to adopt the June 7, 2021 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes - June 7, 2021						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)					X	
Glaser						X
Higgins						X
Johnson (Alt 2)					X	
Kleinhans			X			
Lazarus		X	X			
Mullay	X		X			
Scheick						X
Cimei			X			

RESOLUTIONS

1) CLINTON LIHTC URBAN RENEWAL, LLC (CLINTON WOODS)

1355 Route 31

Block 82, Lot 4.03

Application No. PB-2021-06

Resolution No. 2021-07

Resolution Memorializing Grant of Amended Preliminary and Final Major Site Plan Approval and Amended Preliminary and Final Major Subdivision Approval, a “C(2)” Variance for Accessory Structure Setback, an Exception from the Tree Replacement Design Standard Requirement and Carryover of Relief Previously Granted to allow construction of a 100% Affordable Housing Project referred to as The Clinton Woods Apartments.

Mr. Lazarus motioned and Ms. Kleinhans seconded a motion to adopt Resolution No. 2021-07. The vote record follows.

Roll Call: Clinton LIHTC Urban Renewal, LLC – Resolution No. 2021-07						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)			X			
Glaser						X
Higgins					Recused	X
Johnson (Alt 2)			X			
Kleinhans		X	X			
Lazarus	X		X			
Mullay					Did Not Vote	
Scheick					Not Eligible	X
Cimei			X			

2) INGERMAN DEVELOPMENT COMPANY, LLC

Block 70, Lots 6 and 6.01

1726 and 1730 Route 31

Application No. PB-2021-07

Resolution No. 2021-08

Preliminary Major Site Plan Approval, a “C(1)” Variance for Retaining Wall Height and an Exception from the Tree Replacement Requirement, to allow construction of an Inclusionary Multifamily Development.

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus & Cimei.

Ms. Kleinhans motioned and Mr. Cimei seconded a motion to adopt Resolution No. 2021-08. The vote record follows.

Roll Call: Ingerman Development Company – Resolution No. 2021-08						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)			X			
Glaser						X
Higgins						X
Johnson (Alt 2)			X			
Kleinhans	X		X			
Lazarus			X			
Mullay					Not Eligible	
Scheick					Not Eligible	X
Cimei		X	X			

REPORTS

REPORT FROM COUNCIL

Mr. Mullay reported that the last meeting had a light agenda. Following are some items addressed:

- Dealt with an issue regarding the resurfacing of the basketball court project at Bundt Park. Once the court was dug up, it was discovered that the underlying ground was soft, so a change order was approved to address the additional required expense.
- We hired a new Construction Code Official and a new Confidential Secretary.
- Public Works currently has two open positions.

REPORT FROM ORDINANCE SUBCOMMITTEE

Mr. Lazarus reported that the committee is getting close on the Technical Review Committee project.

REPORT FROM ENVIRONMENTAL COMMISSION

Mr. Cimei reported that he missed the last meeting, and not much new that he is aware of. The Commission provided comments on the Ingerman application.

ADJOURNMENT

Ms. Butcher motioned and Mr. Lazarus seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:16pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on September 20, 2021.