

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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November 15, 2021

7:00PM

IN-PERSON PUBLIC MEETING AT:

The Clinton Township Public Safety Building
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:00pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice

This is the November 15, 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 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, Glaser, Johnson, Kleinhans, Lazarus, Scheick, Cimei

MEMBERS ABSENT

Higgins, Mullay

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jon Drill, Board Attorney
Tom Behrens, Jr., Board Planner
Denise Filardo, Board Secretary

MINUTES

1) July 26, 2021

CTPB November 15, 2021 Meeting Minutes

Ms. Johnson motioned and Ms. Kleinhans seconded a motion to adopt the July 26, 2021 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes of July 26, 2021						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)			X			
Glaser			X			
Higgins						X
Johnson (Alt 2)	X		X			
Kleinhans		X	X			
Lazarus			X			
Mullay						X
Scheick					X	
Cimei			X			

2) September 20, 2021

Mr. Scheick motioned and Ms. Kleinhans seconded a motion to adopt the September 20, 2021 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes of September 20, 2021						
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						X
Scheick	X					
Cimei			X			

3) October 4, 2021

Mr. Glaser motioned and Mr. Lazarus seconded a motion to adopt the October 4, 2021 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes of October 4, 2021						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)					X	
Glaser	X		X			
Higgins						X
Johnson (Alt 2)			X			
Kleinhans					X	
Lazarus		X	X			
Mullay						X

Scheick			X			
Cimei					X	

PUBLIC HEARING

GRAYROCK ROAD AREA IN NEED OF REDEVELOPMENT STUDY

1545 Route 22 East
 2 Grayrock Road, Block 77.01, Lot 3
 10 Grayrock Road, Block 77.01, Lot 2
 12 Grayrock Road, Block 77.01, Lot 4

As part of the investigative process of the Planning Board, as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), the Board must make a recommendation to the Township Council as to whether the above referenced properties qualify as an area in need of redevelopment. At the conclusion of the public hearing the Planning Board may provide the Clinton Township Council with its recommendations concerning the investigated properties and whether or not the properties and associated improvements qualify as an area in need of redevelopment.

Tom Behrens Jr., Board Planning Expert provided an overview of the process regarding an Area in Need of Redevelopment. Mr. Behrens then provided a summary of the proposed Grayrock Road Area in Need of Development Study. Mr. Behrens then communicated that the analysis contained in the study meets at least three (3) of the nine (9) Local Redevelopment and Housing Law statutory criteria to be designated as an area in need of redevelopment.

The following individual was sworn and testified during the hearing:

1. Robert Fernandes, 25 Mountainview Blvd., Basking Ridge, NJ.

Mr. Fernandes stated that he is the managing partner of Grayrock Village which has recently purchased Block 77.01, Lots 2 and 4. Mr. Fernandes identified this area for redevelopment and he has prepared plans for the site.

There was no one else from the public with questions or comments regarding the Grayrock Road Area in Need of Redevelopment Study.

Mr. Lazarus motioned and Ms. Butcher seconded a motion to recommend and adopt the memorializing resolution that property designated on the Township tax map as Block 77.01, Lots 2, 3 and 4, be designated as a Non-Condensation Area in Need of Redevelopment. The vote record follows.

<i>Roll Call: Grayrock Road Area in Need of Development Study including Adoption of memorializing Resolution</i>						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)		X	X			
Glaser			X			

Higgins						X
Johnson (Alt 2)			X			
Kleinhans			X			
Lazarus	X		X			
Mullay						X
Scheick			X			
Cimei			X			

RESOLUTIONS

See above regarding adoption of Grayrock Road Area in Need of Redevelopment Study and memorializing Resolution.

VOUCHERS

Mr. Cimei motioned and Mr. Scheick seconded a motion to approve payment of the vouchers. The vote record follows.

<i>Roll Call: Vouchers</i>						
Member	Motion	2nd	Yes	No	NOT ELIGIBLE	Absent
Butcher (Alt 1)			X			
Glaser			X			
Higgins						X
Johnson (Alt 2)			X			
Kleinhans			X			
Lazarus			X			
Mullay						X
Scheick		X	X			
Cimei	X		X			

REPORTS

REPORT FROM COUNCIL

Mr. Glaser reported the following:

- Adoption of the AH-10 Ordinance;
- Restarting of the Green Team;
- 10 Concord Road is being auctioned.

REPORT FROM ORDINANCE SUBCOMMITTEE

Mr. Glaser reported that they are making good progress with the administrative waiver process and would like to have a worksession at the next Planning Board meeting to discuss the proposed Administrative Waiver Process.

REPORT FROM ENVIRONMENTAL COMMISSION

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Mr. Cimei reported the following:

- Well testing will be implemented again.
- An update of bylaws was discussed.

ADJOURNMENT

Ms. Johnson motioned and Mr. Cimei seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:45pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on December 6, 2021.