

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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February 6, 2023

7:00PM

**IN-PERSON PUBLIC MEETING AT:
THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING**

Chairman Cimei called the meeting to order at 7:02pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is an in-person public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has 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 bulletin boards inside and at the front of the Municipal 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

Aversa, Butcher, Glaser, Higgins, Kleinhans, McCaffrey, Cimei

MEMBERS ABSENT

Johnson, Mullay

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Board Attorney
Tom Behrens, Board Planning Expert
Denise Filardo, Board Secretary

MEETING MINUTES

None.

PUBLIC HEARINGS

None.

RESOLUTIONS

None.

WORKSESSION: DRAFT MASTER PLAN REEXAM

Tom Behrens provided a detailed overview of the Draft Master Plan Reexam document including the specific recommended changes. Draft document attached herewith.

Discussion ensued among Board Members, Attorney Drill and Mr. Behrens regarding additions and corrections to the draft document.

The following member of the public, Mike Amberger stated that his property backs up to the new Ingerman Development and feels that his property will be negatively impacted by this development.

The Board informed Mr. Amberger that the application may be modified, as an additional neighboring property may be added to the development and the total number of units may be reduced. Instead of a total of 145 units, there may only be 80 affordable housing units. There is a possibility that the Market Rate units may not be constructed, we are waiting to hear from the state. Mr. Amberger also had concerns about reduced buffering from the “C(1)” stream and whether or not they can build a path down to the stream towards his property. Board Attorney Drill explained that the applicant did not request to have a path to the stream in their plan, so in order to do so they would have to have to come back to the Board to request that relief. Attorney Drill also explained that the Board cannot change relief granted in a Preliminary Site Plan Approval, once granted, the applicant has vested rights to those approvals.

Mr. Behrens will have an updated Draft document by the end of the week which will be reviewed by the Ordinance Subcommittee. The Ordinance Subcommittee will meet again to review the revised document and work further on the Conditional Uses. The revised document will be available to Board Members ten (10) days prior to the public hearing to adopt on March 6, 2023.

Board Attorney Drill reviewed the noticing requirements per the MLUL, noting that the County and State Agency need a full copy of the document and it would be beneficial to provide each of the surrounding Municipalities with a copy of the document.

VOUCHERS

None.

REPORTS

Report from Council – Nothing to report.

Report from Ordinance Subcommittee – Nothing additional to report.

Report from Environmental Commission – Nothing to report.

Report from Historic Commission – Ms. Johnson was absent so was no report.

ADJOURNMENT

Ms. Butcher motioned and Mr. McCaffrey seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:59pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on May 15, 2023.