

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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March 6, 2023

7:00PM

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

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

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the March 6, 2023, 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 township website, bulletin boards inside and at the front of the Municipal Building and 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

Aversa, Butcher, Higgins, Glaser, Kleinhans, Cimei

MEMBERS ABSENT

Johnson, McCaffrey, Mullay

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Board Attorney

Tom Behrens, Board Planning Expert

Denise Filardo, Board Secretary

MEETING MINUTES

None.

RESOLUTIONS

1233 ROUTE 31, LLC

Block 88, Lots 10 and 11

1233 Route 31 South

Application No. PB-2022-01

Resolution No. 2022-03

Resolution Memorializing grant of “c (1)” and “c (2)” Variances, Exceptions, and Preliminary and Final Site Plan Approval to allow expansion of the Hunterdon Siding & Windows Business

After some discussion, it was announced that the adoption of the resolution would be carried to the meeting of March 20, 2023, but the applicant could move forward with submission of their permits the following day if they would like.

CAPITAL IMPROVEMENT REVIEW

NORTH HUNTERDON/VOORHEES REGIONAL HIGH SCHOOL DISTRICT

Block 79, Lot 1

1445 NJ-31 South

Application No. PB-2023-01

The scope of work includes and is not limited to renovation and expansion of the existing “North” parking lot adjacent to the North Hunterdon High School and the “South” parking lot located adjacent to the Board Office, which is on the same campus as the High School. In accordance with N.J.S.A. 40:55D-31a, the North Hunterdon-Voorhees Regional High School District has presented the above referenced Capital Improvement Project for review by the Planning Board.

Brandon Broker gave a description of the proposed renovation and expansion of the parking lot.

William Edwards, licensed engineer, described that the intent of this project is to renovate and expand the parking lot for safety upgrades, ADA upgrades, additional parking and circulation improvement. It was explained that they are trying to improve the conditions without becoming a major renovation by staying under the stormwater management regulations.

There will be a gain of about fifty-three stalls without significant improvement, just pavement and some expansion. It will be under a quarter of an acre and around 8,000 square feet. It will include retaining walls, and two new light fixtures with LED lights. These lights were proposed to be 4,000 kelvin.

There was discussion over what was currently being done on the property as far as maintenance and a previous applicant that came before the Board just previously.

A lower temperature light was requested to follow the township guideline at 3,500 kelvin lights and compliance with the ordinance.

The Board recommended that for circulation, parking and lighting they work with the other applicant/project on the property.

The Board recommended compliance with all other agency approvals including but not limited to the Highlands Council approvals and NJDET approvals if any.

They discussed the recommendation to consider EV charging stations and locations particularly around the administration building.

Mr. Glaser moved to find the project consistent with the master plan. Mr. Higgins seconded.

Consistency with Master Plan						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)			X			
Butcher			X			
Glaser	X		X			
Higgins		X	X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey						X
Mullay						X
Cimei			X			

Mr. Glaser moved to have the three following recommendations written in with the Master Plan Consistency letter by the secretary. Mr. Aversa seconded.

Recommendations:

- 1) Recommended 3,500 kelvin lights and compliance with the ordinance.
- 2) Recommended compliance with all other agency approvals including but not limited to the Highlands Council approvals and NJDET approvals if any.
- 3) Recommended to consider EV charging stations and locations.

Consistency with Master Plan						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)		X	X			
Butcher			X			
Glaser	X		X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey						X
Mullay						X
Cimei			X			

PUBLIC HEARING

ADOPTION OF 2023 DRAFT MASTER PLAN REEXAMINATION REPORT

It was stated that this is a meeting on the 2023 Combined Reexamination Report and amendment to the Master Plan.

Tom Behrens, Board Planning Expert, was sworn in. February 23, 2023, draft being considered for adoption.

Mr. Behrens stated that the Board last met on Feb 6th to discuss the draft. The Master Plan is the township's documents that the MLUL requires that the Planning Board prepare once every ten years, at least. The last one that the Board did was in 2020 and in 2021 there was an amendment. This reexam is a comprehensive exam. It is now updated to comply with the requirements in MLUL.

Mr. Behrens gave an overview of the contents of the report.

Minor edits were given by Chairman Cimei and Ms. Kleinhans.

Mr. Behrens stated that Section Four are the planning and zoning changes being recommended by the Board.

Mr. Behrens stated the next big section is the newly created Highlands Center. The purpose is to focus development by the train station and northern portion of Route 31, where development already exists.

Mr. Behrens stated the next section is rezoning the southernmost boundary of the township. Five parcels to rezone to an RC zone, based on uses and environmental constraints.

The affordable housing project that was rezoned was discussed and removed from the ordinance, since it no longer applies.

Mr. Behrens stated the Board, and the ordinance sub-committee discussed several conditional use standards, where they have to comply with all of the parameters. Self-storage was discussed, which was currently not permitted and would be allowed under certain conditions in the C2 Zone and combined motor vehicle fueling stations and convenience stations.

It was stated that viable growth areas in townships are going to be around major highways, it will help with taxes and limited growth while maintaining character of the township.

General Ordinance Amendments were discussed as well as definitions.

The Board reiterated the desire to expressly prohibit warehouses and distribution in the nonresidential zones.

Sustainable Jersey complete streets were discussed but the Board decided to remove it.

Mr. Behrens discussed the reminder of the MLUL requirements that were touched upon in the report.

Chairman Cimei asked for questions or comments from the public.

William Black, 26 South Street, commented about the maps and the coloring. He felt that the maps were not clear, but the text is clear.

The Board agreed and asked for it to be clearer to understand.
Walter Wilson, 3 Heather Hill Way, commented on the complete streets aspect and concerns with it opening pandoras box.

The Board stated it has been stricken.

Mr. Wilson brought up the EV charging stations and the state statute.

Mr. Behrens stated it will comply with the state statute.

Mr. Wilson questioned the Fair Share Housing section changing.

Chairman Cimei stated we will most likely need a change.

Mr. Wilson questioned an economic analysis.

Chairman Cimei stated it is irrelevant to this.

Mr. Wilson brought up a few more sections for clarification from the Board that were discussed.

Mr. Wilson questioned the need for the size of the convenience stores to be so large.

The Board stated it is consistent with other locations and the need to make the store convenient for the residents.

Mr. Wilson asked about the proposed redevelopment ordinance and who to discuss this with.

The Board stated to send a letter to the Mayor and Council.

Armina Camuso, 12 Elton Road, asked for clarity on the agricultural farmland preservation plan.

Chairman Cimei stated the township has not adopted this element to the best of their knowledge.

Ms. Camuso stated her concern about the need to conserve more farmland and not affect it.

The Board stated there are acres of land that are being preserved. The new maps will show them.

Ms. Camuso stated she would like the Planning Board to add a farmland preservation plan.

Ms. Camuso brought up the open space plan and parks around.

Chairman Cimei clarified the question and stated there is nothing about new parks.

A resident of Weimer Road questioned where the area of improvement would go on Route 22.

The Board stated that it is regarding road widening at the intersection.

A resident of Weimer Road questioned affordable housing and units.

The Board stated that they need to put them in to meet the affordable housing requirements.

A resident of Weimer Road questioned how they are going to make the sewers work.

The Board stated it is up to the developer to decide. There are options.

Mr. Glaser moved to adopt the 2023 Master Plan Examination Report and Amendments to the Land Use Plan and Housing Plan as amended. Mr. Aversa seconded.

2023 Master Plan Examination Report & Amendments to the Land Use Plan and Housing Plan						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)		X	X			
Butcher			X			
Glaser	X		X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey						X
Mullay						X
Cimei			X			

WORK SESSION

Chairman Cimei stated this is a discussion on the recommendations on the actual ordinance language regarding the storage facilities, the combined fueling stations and convenience stores and for the restaurant and fast food and proposed definitions.

There was discussion between Board members and professionals regarding the parking in the self-storage facilities.

There was a discussion regarding multiple uses on a lot and how to word it.

It will be incorporated into a comprehensive ordinance to be reviewed by the Mayor and Council and to come back to the Planning Board for consistency.

NEW BUSINESS

Approval of Vouchers

Motion made by Mr. Cimei seconded by Mr. Glaser to approve the vouchers submitted to the Board for review and approval.

Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)			X			
Butcher						
Glaser		X	X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey						X
Mullay						X
Cimei	X		X			

Kate Johnson

There was a discussion about excusing Ms. Johnson from meetings through the end of July for her business development classes.

A motion was made by Mr. Glaser to excuse Kate Johnson from Planning Board meetings through the end of July due to business development reasons. Second by Mr. Aversa.

Kate Johnson Excuse						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)		X	X			
Butcher						
Glaser	X		X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey						X
Mullay						X
Cimei			X			

ADJOURNMENT

Mr. Cimei motioned, and Mr. Higgins seconded a motion to adjourn. The motion was carried unanimously, and the meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Christen S. Trentacosti

CHRISTEN S. TRENTACOSTI
RECORDING SECRETARY