

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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May 15, 2023

7:00PM

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

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

Vice Chairman Higgins led the Flag Salute.

Vice Chairman Higgins read the Public Notice.

This is the May 15, 2023, 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, 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

Aversa, Butcher, Higgins, Glaser, Kleinhans, McCaffrey, Mullay

MEMBERS ABSENT

Johnson, Cimei

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Board Attorney

Tom Behrens, Board Planning Expert

Denise Filardo, Board Secretary

MEETING MINUTES

It was announced that July 18, 2022, meeting minutes were being carried to the next meeting.

Mr. McCaffrey moved to approve the minutes of February 6, 2023, as corrected. Mr. Aversa seconded.

Meeting Minutes of February 6, 2023						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)		X	X			
Butcher			X			
Glaser			X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey	X		X			
Mullay					X	
Cimei						X

RESOLUTIONS

KINGDOM CROWN, LLC

Block 3.03, Lot 7

23 Blossom Hill Road

Application No. PB-2022-04

Resolution No. PB-2022-04

Resolution granting Amended Preliminary and Final Site Plan Approval, two “C(1) Variances and two (2) Landscape Exceptions

Mr. McCaffrey moved to approve the resolution of approval. Mr. Aversa seconded.

Resolution for Kingdom Crown, LLC						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)		X	X			
Butcher			X			
Glaser			X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans					X	
McCaffrey	X				X	
Mullay			X			
Cimei						X

CHABAD OF HUNTERDON COUNTY

Block 90, Lot 2.15

63 Payne Road

Application No. 2017-08

Resolution No. 2022-05

Resolution memorializing modification of conditions #4 and #12 of Final Site Plan Approval Resolution No. 2018-01 to allow for Temporary Certificate of Occupancy prior to installation of landscaping and to Extend the Time within which to obtain a permanent Certificate of Occupancy.

Mr. Mullay moved to approve the resolution of approval. Mr. Glaser seconded.

Resolution for Chabad of Hunterdon County						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)					X	
Butcher					X	
Glaser		X	X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans			X			
McCaffrey					X	
Mullay	X		X			
Cimei						X

REQUEST FOR EXTENSION OF TIME

CHABAD OF HUNTERDON COUNTY

Block 90, Lot 2.15

63 Payne Road

The applicant is seeking a one-year Extension of the Time within which to obtain a Final Certificate of Occupancy.

Nicole Voight, Esq. representing the applicant, stated that they are here seeking a one-year extension to get their final certificate of occupancy. The applicants had separate council when they received their original approval. They have commenced construction and all that is left is the landscaping. There was a compliance report done and they are still not finished with the landscaping.

Mr. Drill reviewed the past two resolutions and read through the letter submitted by the applicant’s attorney. He explained that tonight they are seeking a one-year extension of time to get their final CO, but they are preparing an amended plan to come back to the Board with regarding the landscaping and security issues.

Ms. Voight stated that there are security issues and concerns with the current landscaping plan after the new landscape architect and rabbi walked the property. They stated it took some time to figure out what this means and what to do and they are about ready to submit a revised plan but would like the extension of time.

Mr. Drill explained what is required to be met for a landscape exception since it is not a “c” variance.

Vice Chairman Higgins asked for the Board to approve the creation of a subcommittee to find a security expert to advise the Board. The Board agreed.

There was discussion about the amount of time to grant the extension for.

Mr. Drill stated the motion will grant the six-month extension of the permanent CO, six-month extension of the temporary CO, six months to submit the complete application to modify the landscaping, six months, continuation of the performance guarantee, and Mr. Higgins, Mr. McCaffrey and Mr. Aversa to be on the subcommittee to interview and recommend a security expert.

Ms. Kleinhans made a motion, and Ms. Butcher seconded, the approval of the extension as noted above, and the subcommittee and subcommittee appointees as noted above. Motion carried.

Resolution for Chabad of Hunterdon County Extension						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)			X			
Butcher		X	X			
Glaser			X			
Higgins			X			
Johnson (Alt. 1)						X
Kleinhans	X		X			
McCaffrey			X			
Mullay			X			
Cimei						X

MASTER PLAN CONSISTENCY REVIEW

ORDINANCE NO.1187-2023 An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending the Township’s Stormwater Management Regulations set forth in Article XXXV (Surface Water Management) of Chapter 165 (Land Use Regulations) of the “Code of the Township of Clinton”

It was moved by Mr. Glaser to carry the consistency review to the next meeting so that the Board township Planner could review the maps with the Ordinance Subcommittee for accuracy. Seconded by Mr. Aversa.

Ordinance Consistency Review – To Carry To Next Meeting						
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 HEARINGS

None.

COMMUNICATIONS

None.

NEW BUSINESS

APPROVAL OF VOUCHERS

A motion was made by Mr. McCaffrey seconded by Mr. Mullay to approve the vouchers submitted to the Board for review and approval. Motion carried unanimously.

REPORTS

Report from Council – Mr. Mullay stated the Budget was passed and they just introduced capital ordinances for roads and other various equipment. There are personnel actions to take as a new clerk is needed.

Mr. Mullay questioned the status of the transcription of a set of minutes from two years back, August 6th.

Ms. Filardo stated she would follow up.

Report from Ordinance Subcommittee – Mr. Glaser reported they have new business and will meet shortly on the maps. The Sustainability element for the climate is still on the list and the comprehensive ordinance will be coming up shortly.

Report from Environmental Commission– Ms. Butcher reported there was an event coming up in July and there were bicycle studies being done.

Report from Open Space – Mr. Aversa stated information was just sent out to learn how to play disc golf.

ADJOURNMENT

Ms. Butcher motioned, and Ms. Kleinhans seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Christen S. Trentacosti

CHRISTEN S. TRENTACOSTI
RECORDING SECRETARY