

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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June 19, 2023

7:00PM

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

Vice Chairman Higgins called the meeting to order at 7:00 p.m.

Vice Chairman Higgins led the Flag Salute.

Vice Chairman Higgins read the Public Notice.

This is the June 19, 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, Higgins, Glaser, Kleinhans, McCaffrey, Mullay

MEMBERS ABSENT

Butcher, Johnson, Cimei

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Board Attorney

Tom Behrens, Board Planning Expert

Denise Filardo, Board Secretary

MEETING MINUTES

Ms. Kleinhans moved to approve the minutes of August 6, 2018. Mr. Higgins seconded.

Meeting Minutes of August 6, 2018						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)					X	
Butcher						X
Glaser					X	

Higgins		X	X			
Johnson (Alt. 1)						X
Kleinhans	X		X			
McCaffrey					X	
Mullay					X	
Cimei						X

Mr. Mullay moved to approve the minutes of July 18, 2022, as corrected. Mr. Glaser seconded.

Meeting Minutes of July 18, 2022						
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

RESOLUTIONS

CHABAD OF HUNTERDON COUNTY

Block 90, Lot 2.15

63 Payne Road

Application No. 2017-08

Resolution No. 2023-01

Resolution memorializing further modification of conditions #4 and #12 of Final Site Plan Approval Resolution No. 2018-01 to: (1) Allow for extension of Temporary Certificate of Occupancy prior to installation of landscaping; (2) Extend the Time Within Which applicant must obtain a permanent certificate of occupancy; (3) Require that the Performance Guaranty previously posted shall continue until the landscaping is installed; (4) Establish the date by which a Site Plan Amendment application must be submitted; and (5) Form a subcommittee to recommend to the board as a whole a Security Expert to evaluate the application to modify the landscaping requirements that will be submitted.

Mr. Mullay moved to approve the resolution of approval as corrected. 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

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”

Mr. Drill stated the Board is reviewing to determine if this ordinance is consistent with the Master Plan.

Mr. Behrens stated the ordinance is to amend what currently exists and the Board is being asked for a master plan consistency review. The Board received a memorandum from our office with the changes and maps. He explained there are two different types of water recharge areas, and the current designation is affecting certain sites and if not removed will prevent the sites from being developed since only fifteen percent of the area can be disturbed. The regulations will be the same for the two types. The number of acres was 5,000 and is now 7,090 acres but large amount of overlap. The ordinance will include new definitions and other definition in accordance with our Highlands Regional Master Plan. It moves the township’s current prime ground water designation to the municipality’s important ground water designation. The only way to remove from certain critical sites was to go through this process which other municipalities have done.

Mr. Aversa questioned if what was previously existing was consistent with the Highlands and whether the new mapping old and new are consistent with the Highlands.

Mr. Behrens stated that it was correct.

Mr. Behrens felt the proposed ordinance was consistent with multiple Master Plan goals. His planning opinion was that at a minimum it is consistent with the Master Plan.

Mr. Glaser made a motion to find the ordinance not inconsistent with the Master Plan with no recommendations. Mr. McCaffrey seconded.

Ordinance Consistency Review						
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	X			
Mullay			X			
Cimei						X

Mr. Behrens left the meeting.

PUBLIC HEARINGS

None.

CLOSED SESSION

To discuss the retaining of an Expert and for related Attorney Client Privileged Advice.

Mr. Glasser motioned to go into closed session at 7:35 p.m. Mr. Aversa seconded.

To Go Into Closed Session						
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

Ms. Kleinhans motioned to end the closed session. Mr. Aversa seconded.

To End the Closed Session						
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		X			
McCaffrey			X			
Mullay			X			
Cimei						X

Mr. McCaffrey stated that he and Mr. Aversa were part of a subcommittee to pick professionals that may serve as security experts to hear and analyze the application for Chabad of Hunterdon County and their recommendation is Robert A. Wilson as the security expert. It is their opinion that he had more than adequate experience and education in houses of worship and synagogues.

Mr. Mullay motioned to appoint Robert A. Wilson as the security expert for the Chabad of Hunterdon County application. Mr. Glaser seconded.

Appointment of Robert A Wilson as Security Expert						
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

COMMUNCIATIONS

None.

NEW BUSINESS

APPROVAL OF VOUCHERS

A motion was made by Mr. Aversa seconded by Mr. McCaffrey to approve the vouchers submitted to the Board for review and approval. The motion was unanimously approved.

REPORTS

Report from Council – Mr. Mullay stated the Stormwater Management Ordinance was carried. They adopted a capital ordinance for the roadway and are looking to fill the Borough Clerk position.

Report from Ordinance Subcommittee – Mr. Glaser reported they should be coming back with the Glen Rock Redevelopment, and they are waiting for Highlands to send guidance on the climate resiliency.

Report from Environmental Commission– No report

Report from Open Space – Mr. Aversa stated there was a hike this weekend and did the lottery for the deer program. It didn't go as well as expected with vacant and undersubscribed properties.

ADJOURNMENT

Mr. Glaser motioned, and Mr. Higgins seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned.

Respectfully submitted,

Christen S. Trentacosti

CHRISTEN S. TRENTACOSTI

RECORDING SECRETARY