

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

[www.clintontwpnj.gov](http://www.clintontwpnj.gov)

**August 7, 2023**

**7:00PM**

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

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

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the August 7, 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, Cimei

**MEMBERS ABSENT**

Johnson

**BOARD PROFESSIONALS/STAFF PRESENT**

Jon, Drill, Board Attorney

Tom Behrens, Board Planning Expert

Denise Filardo, Board Secretary

**MEETING MINUTES**

It was announced that December 5, 2022, meeting minutes were carried to the next meeting.

Mr. McCaffrey moved to approve the minutes of March 20, 2023, as corrected. Mr. Aversa seconded.

<b>Meeting Minutes of March 20, 2023</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
<b>Aversa (Alt. 2)</b>		<b>X</b>	<b>X</b>			
<b>Butcher</b>			<b>X</b>			
<b>Glaser</b>			<b>X</b>			
<b>Higgins</b>			<b>X</b>			
<b>Johnson (Alt. 1)</b>						<b>X</b>
<b>Kleinhans</b>			<b>X</b>			
<b>McCaffrey</b>	<b>X</b>		<b>X</b>			
<b>Mullay</b>			<b>X</b>			
<b>Cimei</b>			<b>X</b>			

Mr. Aversa moved to approve the minutes of April 23, 2023, as corrected. Mr. Glaser seconded.

<b>Meeting Minutes of April 23, 2023</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
<b>Aversa (Alt. 2)</b>	<b>X</b>		<b>X</b>			
<b>Butcher</b>					<b>X</b>	
<b>Glaser</b>		<b>X</b>	<b>X</b>			
<b>Higgins</b>			<b>X</b>			
<b>Johnson (Alt. 1)</b>						<b>X</b>
<b>Kleinhans</b>			<b>X</b>			
<b>McCaffrey</b>			<b>X</b>			
<b>Mullay</b>			<b>X</b>			
<b>Cimei</b>					<b>X</b>	

Mr. Aversa made a motion to approve the Special Meeting minutes of July 24, 2023, as corrected. Mr. Glaser seconded.

<b>Special Meeting Minutes of July 24, 2023</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
<b>Aversa (Alt. 2)</b>		<b>X</b>	<b>X</b>			
<b>Butcher</b>					<b>X</b>	
<b>Glaser</b>	<b>X</b>		<b>X</b>			
<b>Higgins</b>			<b>X</b>			
<b>Johnson (Alt. 1)</b>						<b>X</b>
<b>Kleinhans</b>			<b>X</b>			
<b>McCaffrey</b>			<b>X</b>			
<b>Mullay</b>			<b>X</b>			
<b>Cimei</b>					<b>X</b>	

**RESOLUTIONS**

None.

**MASTER PLAN CONSISTENCY REVIEW**

**ORDINANCE #1189-2023 An Ordinance of The Township of Clinton in Hunterdon County, New Jersey, Amending the Development Regulations Applicable to the AH-9 Affordable Housing Zoning District Located on Route 31 North to facilitate the Construction of a 100 Percent Affordable Housing Project in said District.**

Mr. Behrens discussed the ordinance to amend the affordable housing zoning district. The zone was first created in 2021. It was for 146- units of inclusionary units, both market rate and affordable housing units with fifty-five percent set aside for affordable. There was a plan adopted but since then the developer has taken a different approach and now wants to do an all-affordable housing project of 96 units and go from six buildings to four buildings. There is a decrease in associated site plan improvement and overall, low intensity development. After review he found it not to be inconsistent with the Master Plan as it is a lower intensity project and consistent with the Master Plan.

After a discussion between the Board members, the Board decided that the Ordinance was consistent with the Master Plan.

Mr. Higgins moved to find the Ordinance Consistent with the Master Plan. Mr. Glaser seconded.

<b>Ordinance Consistency Review – Ordinance #1189-2023</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
<b>Aversa (Alt. 2)</b>			<b>X</b>			
<b>Butcher</b>			<b>X</b>			
<b>Glaser</b>		<b>X</b>	<b>X</b>			
<b>Higgins</b>	<b>X</b>		<b>X</b>			
<b>Johnson (Alt. 1)</b>						<b>X</b>
<b>Kleinhans</b>			<b>X</b>			
<b>McCaffrey</b>			<b>X</b>			
<b>Mullay</b>			<b>X</b>			
<b>Cimei</b>			<b>X</b>			

The attorney and Mr. Behrens were present via telephone and left the meeting at this time.

## **PUBLIC HEARINGS**

None.

## **NEW BUSINESS**

### **Approval of Vouchers**

Mr. McCaffrey questioned why some vouchers are ninety days in arrears.

Ms. Filardo stated: The Township is holding up the payment because of the budget account. It should be resolved soon.

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

## **REPORTS**

Report from Council – Mr. McCaffrey reported there will be a salary ordinance adopted.

Report from Ordinance Subcommittee – No report

Report from Environmental Commission– There was a letter circulated about transportation, and we will have more information at the next meeting.

Report from Historic Commission – No report

## **ADJOURNMENT**

Chairman Cimei motioned, and Ms. Butcher seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

CHRISTEN S. TRENTACOSTI  
RECORDING SECRETARY