

MINUTES

**CLINTON TOWNSHIP PLANNING BOARD
NOVEMBER 6, 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 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, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay

MEMBERS ABSENT

Johnson

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Esq., Board Attorney
Thomas Behrens, Jr., PP, AICP, Board Planning Expert
Larry Plevier, PE, CME, Board Engineering Expert
Taylor Gribbin, Board Secretary

MEETING MINUTES - NONE

RESOLUTIONS - NONE

MASTER PLAN CONSISTENCY REVIEW –

ORDINANCE NO. 1190-2023

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 (LAND USE REGULATIONS) OF THE “CODE OF THE TOWNSHIP OF CLINTON” TO CONSOLIDATE VARIOUS ZONING DISTRICTS ALONG THE ROUTE 31 CORRIDOR INTO A NEW HC HIGHWAY COMMERCIAL DISTRICT; CHANGE THE C-1 DISTRICT SURROUNDING THE ANNANDALE TRAIN STATION TO OB-2; CHANGE THE SOUTHERNMOST OB-1 DISTRICT TO RC; AND ESTABLISH NEW CONDITIONAL USE STANDARDS AND DEFINITIONS

Board Planning expert, Tom Behrens gives a brief overview of Ordinance No. 1190-2023.

The Board advised Secretary Gribbin to compose a letter to the Township Clerk recommending the following suggestions: on page 5 of Ordinance 1190-2023, the definition ‘Restaurant, Take-Out’ includes the verbiage “sold at a counter, window, kiosk, mobile pick-up area or similar”. It was suggested that the verbiage be reviewed to avoid the notion that drive-thru restaurants were to be permitted in this zone. In addition, it was suggested that the legends on the exhibits provided be updated to reflect the present/proposed zones on the same overlay as the exhibit provided was difficult to decipher. Mr. Glaser motioned and Ms. Butcher seconded the proposed recommendations to Ordinance No. 1190-2023. Motion passed unanimously.

Mr. McCaffrey motioned and Mr. Glaser seconded to declare Ordinance No. 1190-2023 not inconsistent with the Clinton Township Master Plan. Motioned passed unanimously, vote shown below:

Roll Call: Ord No. 1190-2023						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser		X	X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1						X
McCaffrey	X		X			
Mullay			X			

PUBLIC HEARINGS

CLINTON AGRICULTURAL ASSOCIATES

Block 7, Lot 3

Application No. PB-2013-14

Applicant is seeking a Modification of Conditions 15 and 16 of Resolution No. 2013-19 as modified by Resolution No. 2018-12. Applicant is requesting an Extension of the

time within which to obtain permits and certificates of occupancy for Phases 1 and 2 of the proposed development.

Mr. McCaffrey excused himself for the duration of this hearing.

Mr. Harold Wilbert and Attorney Steven Gruenberg were present.

Mr. Gruenberg stated the nature of their reasoning for seeking relief for conditions mentioned in Resolution 2013-19, which included the hardship of price increases in materials due to the pandemic and the consideration that this is a self-financed project. Conditions 15 and 16 of Resolution 2013-19 included parameters for obtaining permits and certificates of occupancy for Phase 1 and Phase 2 of the proposed development.

Mr. Wilbert stated that the buildings for Phase 1 are completed and “the only remaining item for Phase 1 is the paving.”

Attorney Jon Drill suggested that the Board grant a modification of the time within which the applicant has to obtain permits and certificates of occupancy. Remaining paving and Phase 1 to be completed by June 30th, 2024 and Phase 2 to be completed by November 30th, 2025.

Ms. Kleinhans made a motion to modify Resolution 2013-14 with the above-mentioned provisions. Mayor Mullay seconds. Mr. McCaffrey had recused. Vote is shown below:

Roll Call: Clinton Agricultural Associates Application No. 2013-14						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins			X			
Kleinhans	X		X			
Johnson Alt 1						X
McCaffrey					recused	
Mullay		X				

Mr. McCaffrey rejoined the meeting after the vote.

NEW BUSINESS –

PREPARATION OF GRAYROCK ROAD REDEVELOPMENT PLAN

In accordance with the Local Redevelopment and Housing Law (“LRHL”) (N.J.S.A. 40A:12A-1 et seq.), the Planning Board has been directed by the Township Council to prepare a redevelopment plan for the Grayrock Road Area in Need of Redevelopment which includes the following properties:

- 2 Grayrock Road, Block 77.01, Lot 3
- 10 Grayrock Road, Block 77.01, Lot 2
- 12 Grayrock Road, Block 77.01, Lot 4

42 Fairview Avenue, Block 74, Lot 16
 173 Center Street, Block 74, Lot 17.01
 3 Grayrock Road, Block 74, Lot 19

Upon review of the Redevelopment Plan prepared by Burgis Associates, Inc. dated October 30, 2023, the Planning Board may make recommendations to make any necessary adjustments to the plan and/or submit the Redevelopment Plan to the Township Council for consideration and adoption.

Professional Planning expert, Tom Behrens provided a summary of his findings on the Greyrock Redevelopment Plan. The plan addresses the affordable housing shortage in parts of town while relieving the redevelopment pressure in others.

Mr. Higgins made a motion to put a final number of 12 units per acre. Mr. Cimei seconded; motion passed unanimously.

Roll call vote on Secretary Gribbin composing a letter to the Township Clerk with the above-mentioned provision and the Board’s approval of the Greyrock Redevelopment Plan. All regular members were present at the time of the vote shown below:

Roll Call: Board Approval of Greyrock Road Redevelopment Plan						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2					X	
Butcher			X			
Cimei		X	X			
Glaser			X			
Higgins	X		X			
Kleinhans			X			
Johnson Alt 1						X
McCaffrey			X			
Mullay			X			

Mr. McCaffrey motioned and Mr. Glaser seconded the appointment of Taylor Gribbin as Board Secretary. Motion carried unanimously, vote below:

Roll Call: Appointment of New Board Secretary						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser		X	X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1						X
McCaffrey	X		X			
Mullay			X			

APPROVAL OF VOUCHERS - NONE

REPORTS

Report from Council – Mayor Mullay advised that updated Planning Board minutes were in the works and a new administrative assistant would be starting in the coming weeks.

Report from Environmental Commission – No Report

Report from Historic Commission – No Report

Report from Open Space Commission - No Report

ADJOURNMENT

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

Respectfully submitted,

Taylor Gribbin

Planning Board Secretary

These Minutes were adopted on February 5, 2024.