

MINUTES

**CLINTON TOWNSHIP PLANNING BOARD
DECEMBER 18, 2023**

6:30PM

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

Chairman Cimei called the meeting to order at 6:31 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

Cimei, Glaser, Higgins, McCaffrey, Mullay

MEMBERS PRESENT ONLINE:

Aversa, Kleinhans

MEMBERS ABSENT

Butcher, Johnson

BOARD PROFESSIONALS/STAFF PRESENT

Jonathan Drill, Esq., Board Attorney
Taylor Gribbin – Board Secretary

PARTICIPANTS PRESENT ONLINE:

Mr. Edward Lifshitz
Ms. Kate Coffey – Attorney for Ingerman Development Company

MEETING MINUTES – NONE

RESOLUTIONS -

**RESOLUTION NO. 2023-03
CHABAD OF HUNTERDON COUNTY**

Block 90, Lot 2.15 - 63 Payne Road

Application No.2017-08

RESOLUTION MEMORIALIZING THE GRANT OF: (1) A THIRD MODIFICATION OF CONDITION #12 OF FINAL SITE PLAN APPROVAL RESOLUTION NO. 2018-01 TO ALLOW A THIRD EXTENSION OF THE TIME WITHIN WHICH APPLICANT MUST OBTAIN A PERMANENT CERTIFICATE OF OCCUPANCY; AND (2) A MODIFICATION OF CONDITION #18 OF RESOLUTION NO. 2023-01 TO ALLOW AN EXTENSION OF THE TIME WITHIN WHICH APPLICANT MUST SUBMIT A COMPLETE APPLICATION FOR AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL AS TO THE LANDSCAPING PLAN

Mr. Cimei left the meeting at this point as he recused himself for the vote on this resolution.

Motion made by Mr. McCaffrey second by Ms. Kleinhans to approve Resolution 2023-03. Motion passed; vote shown below:

<i>Roll Call: Resolution 2023-03 Chabad of Hunterdon County</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher						X
Cimei					recused	X
Glaser			X			
Higgins			X			
Kleinhans		X	X			
Johnson Alt 1						X
McCaffrey	X		X			
Mullay			X			

**RESOLUTION NO. 2023-04
INGERMAN DEVELOPMENT COMPANY, LLC (Willows at Spruce Run)**

Block 70, Lots 6 and 6.01 – 1726 & 1730 Route 31

Application No. 2021-07

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, A “C (1)” VARIANCE FOR RETAINING WALL SEPARATION AND HEIGHT, AND EXCEPTIONS FROM THE TREE REPLACEMENT REQUIREMENT, LANDSCAPE BUFFER AND GROUNDWATER RECHARGE REQUIREMENTS, TO ALLOW CONSTRUCTION OF AN INCLUSIONARY MULTIFAMILY DEVELOPMENT

Mr. Higgins and Mr. Mullay excused themselves from the meeting at this time for the vote on this resolution.

Attorney Ms. Kate Coffey was present online for the Special Meeting.

Motion made by Mr. Aversa seconded by Mr. McCaffrey to approve Resolution 2023-04. Motion passed; vote shown below:

Roll Call: Resolution 2023-04 Ingerman Development Company LLC						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2	X		X			
Butcher						X
Cimei			X			
Glaser			X			
Higgins					recused	
Kleinhans			X			
Johnson Alt 1						X
McCaffrey		X	X			
Mullay					recused	

Mr. Higgins and Mr. Mullay rejoined the meeting at this time.

PUBLIC HEARINGS - NONE

APPROVAL OF VOUCHERS –

Motion made by Mr. Cimei to approve vouchers for approval. Seconded by Mr. Mullay.

REPORTS

Report from Council – No Report

Report from Environmental Commission – No Report

Report from Historic Commission – No Report

Report from Open Space Commission - No Report

ADJOURNMENT

Mr. Mullay motioned and Mr. McCaffrey seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:47 pm.

Respectfully submitted,

Taylor Gribbin

Board Secretary, Planning Board

These Minutes were adopted on February 5, 2024.