

**CLINTON TOWNSHIP PLANNING BOARD
MEETING MINUTES
May 6, 2024
7:00PM**

A. CALL TO ORDER & PUBLIC NOTICE

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

Chairman Cimei read the public notice below:

This is the May 6th, 2024, 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 Star Ledger, the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and sent to the Hunterdon County Democrat and Star Ledger no later than the Friday prior to the meeting.

B. FLAG SALUTE

Chairman Cimei led the flag salute.

C. ROLL CALL

Secretary Taylor Gribbin did a roll call; shown below:

<i>Roll Call</i>		
Member	Present	Absent
Aversa Alt 2	X	
Butcher		X
Johnson Alt 1		X
Higgins	X	
Glaser	X	
Kleinhans	X	
Mullay	X	
McCaffrey	X	
Cimei	X	

Professionals present:

Jonathan Drill, Board Attorney
Larry Plevier, Board Engineer
Tom Behrens, Board Planner

D. APPROVAL OF MEETING MINUTES

1) March 4, 2024 - Vote below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)			X			
Butcher					X	X
Glaser			X			
Higgins (VC)			X			
Johnson (Alt 1)					X	X
Kleinhans			X			
Mullay			X			
McCaffrey			X			
Cimei (C)			X			

2) April 1, 2024 – Vote shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)			X			
Butcher					X	X
Glaser			X			
Higgins (VC)					X	
Johnson (Alt 1)						X
Kleinhans					X	
Mullay					X	
McCaffrey			X			
Cimei (C)			X			

E. RESOLUTIONS

1.) **RESOLUTION NO. 2024-02**

NEW YORK LIFE INSURANCE COMPANY
BLOCK 3, LOTS 17, 26 & 30 - 110 COKESBURY ROAD

RESOLUTION MEMORIALIZING THE GRANT OF AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH “C” VARIANCES TO ALLOW INSTALLATION OF A 25' X 25' CONCRETE PAD WITH A TRANSFORMER TO REPLACE AN EXISTING 25' X 25' CONCRETE PAD AND EXISTING TRANSFORMER

Mr. Aversa made a motion; Ms. Kleinhans seconded the motion to approve the above referenced Resolution. Motion was carried, a vote is shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)	X		X			
Butcher					X	X
Glaser					X	
Higgins (VC)					X	
Johnson (Alt 1)					X	X
Kleinhans		X	X			
Mullay			X			
McCaffrey			X			
Cimei (C)			X			

F. CAPITAL REVIEWS

Mr. Mullay recused himself for the duration of the following capital reviews.

- 1.) **North Hunterdon/Voorhees Regional School District** – 1445 Route 31 South
Applicant: DeSesa Engineering Company
Proposed Improvement: Concrete pad for proposed HVAC replacement
- 2.) **North Hunterdon/Voorhees Regional School District** – 1445 Route 31 South
Applicant: Centralpack Engineering Corp.
Proposed Improvement: Remove & replace HVAC

Brandon Croker, attorney representing the applicant, and Will Ross, Architect representing the applicant, both present at the time of the meeting and representing both capital improvement projects listed above.

A recent grant application allowed for budgeting of improvements listed above including HVAC replacements at the North Hunterdon High School.

All units would be surrounded by 6-foot privacy fences with slats and acoustic lining improvements to limit any noise disturbance. No proposed lighting or reconfiguring of current space.

It was determined that the application did not propose enough disturbance to trigger the tree replanting ordinance.

Board determined that the consistency determination with the master plan would be held pending receipt of Green Infrastructure compliance or waiver from DEP.

Capital Review carried to a Special Meeting scheduled for May 20th, 2024, at 6:00pm.

Mr. Mullay rejoined the meeting at this time.

G. NEW BUSINESS

1.) Vouchers for review and approval

Mr. Cimei made a motion to approve the vouchers for the May 6, 2024, meeting. Motion carried; all members present voted yes.

L. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Environmental Commission
- 4) Report from Historic Preservation Commission
- 5) Report from Open Space Committee

M. ADJOURNMENT

Motion made by Mr. Aversa, seconded by Mr. Mullay to adjourn the meeting at 8:41 pm.

Respectfully submitted,

Taylor Gribbin

Planning Board Secretary

Meeting minutes were adopted on June 17th, 2024.