

CLINTON TOWNSHIP PLANNING BOARD
Meeting Minutes

June 17, 2024

7:00PM

IN-PERSON PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/s4hc1aui6bc9f5ou68438j8seik4xypq>

A. CALL TO ORDER & PUBLIC NOTICE

Chairman Cimei called the meeting to order at 7:01pm.

B. FLAG SALUTE

Chairman Cimei led the flag salute.

C. PUBLIC NOTICE

Chairman Cimei read the following public notice:

This is the June 17, 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 Township website, the bulletin boards at the front of the Municipal Building, the front door of the Public Safety Building and sent to the Hunterdon County Democrat, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Board Secretary called role at the meeting:

Roll Call		
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	

E. MEETING MINUTES FOR APPROVAL

1.) May 6, 2024 – Regular Meeting Minutes

Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei

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

2.) May 20, 2024 – Special Meeting Minutes

Eligible to vote: Aversa, Butcher, Glaser, Kleinhans, McCaffrey, Cimei

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

3.) June 3, 2024 – Regular Meeting Minutes

Eligible to vote: Butcher, Higgins, Glaser, Kleinhans, McCaffrey, Cimei

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

F. VOUCHERS FOR REVIEW & APPROVAL

Mayor Mullay made a motion, Mr. Aversa seconded, to approve the vouchers for the June 17, 2024, meeting. Vouchers approved for payment.

G. RESOLUTIONS

H. MASTER PLAN CONSISTENCY REVIEW

1.) Ordinance No. 1202-2024

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

Board Attorney, Jon Drill, and Board Planner, Tom Behrens, were both present via telephone during this review.

Mr. Behrens reviewed the memo prepared for the above referenced ordinance. It was determined that the provisions made do not appear to be inconsistent with the pending land use law. The ordinance is consistent with the Clinton Township master plan.

Motion made by Mr. Higgins, seconded by Mr. McCaffrey to approve the provisions of the above-mentioned ordinance. Motion carried; the vote is shown below:

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			
Mullay			X			
McCaffrey (VC)		X	X			
Cimei (C)			X			

I. PUBLIC HEARINGS

1.) Goodwill Industries Inc.
 235 Main St. – Block 5 Lot 4
 Application No. 2024-04

Applicant is seeking Preliminary and Final Site Plan Approval.

This application was withdrawn by the applicant to be submitted to the Board of Adjustment for a use variance due to the proposed use not being permitted in the zone.

J. COMMUNICATIONS

K. NEW BUSINESS

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. ADJOURN

Motion made by Mr. Aversa to adjourn the meeting at 7:56pm. Motion carried; all members present in favor.

Respectfully submitted,

Taylor Gribbin
Planning Board Secretary

Meeting minutes were adopted on August 19, 2024.