

CLINTON TOWNSHIP PLANNING BOARD
Meeting Minutes

September 16, 2024

7:00PM

VIRTUAL PUBLIC MEETING

A. CALL TO ORDER & PUBLIC NOTICE

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

B. FLAG SALUTE

Chairman Cimei led the flag salute.

C. PUBLIC NOTICE

Chairman Cimei read the following public notice:

This is the September 16, 2024, virtual 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:

Mr. Aversa	X	Ms. Kleinhans	X
Ms. Butcher (Zoom)	X	Mayor Mullay	
Mr. Higgins (Zoom)	X	Mr. McCaffrey	
Mr. Glaser	X	Chairman Cimei	X

E. VOUCHERS FOR REVIEW & APPROVAL

Chairman Cimei made a motion, and Mr. Aversa seconded, to approve the vouchers for the September 16, 2024, meeting. All Board members present voted yes. Vouchers approved for payment.

L. MINUTES FOR REVIEW & APPROVAL

- 1.) August 19, 2024 – Regular Meeting minutes
Eligible to vote: Aversa, Kleinhans, Mullay, McCaffrey, Cimei

Mr. Aversa made a motion and Ms. Kleinhans seconded the motion to approve the minutes from the August 19, 2024, regular meeting. Motion carried, three (3) yes votes.

M. PUBLIC HEARINGS

- 1.) Hunterdon County Arboretum – 1020 Route 31 North – Block 20 Lot 4
Application No. 2024-03 – Capital Review & Preliminary & Final Site Plan Approval

Applicant is seeking a preliminary and final site plan approval to extend the existing structure to provide additional office space for County staff, and additional public meeting rooms and gallery areas.

Katrina Doyle, Brad Meyer, Frank Bell, Dan Bush, Ian Hill, and Mike Hanrahan all present at the time of the meeting representing the Hunterdon County Arboretum.

Board Attorney Jon Drill swears all professionals in at the start of this hearing.

Dan Bush speaks to the history of the site, a roughly 73-acre property owned by The County of Hunterdon.

No members of the public were present at the time of this hearing.

Ian Hill was accepted by the Board as an Engineering professional.

The following exhibits were introduced:

- A-1 Existing Parking (Color Rendering)
- A-2 Update of Site Plan dated 03/19/2024 – Revised 09/05/2024
- A-3 Hunterdon County Arboretum 1st Floor Plan (Color Rendering)
- A-4 Hunterdon County Arboretum 2nd Floor Plan (Color Rendering)
- A-5 Hunterdon County Arboretum View from Route 31 (Color Rendering)
- A-6 Hunterdon County Arboretum Elevation Plan (Black Line)
- A-7 Lighting Plan A-800 dated 03/15/2023 – Revised 04/02/2024
- A-8 Landscape Plan L-100 – Revised 04/02/2024 Prepared by Michale Sullivan
- A-9 Page 2 Burgis Planning Review Showing Trail from HCA to Echo Hill Parking lot

Applicant agreed to keep the earth tone color scheme.

The Applicant stated that the garbage and recycling would remain the same.

The applicant agreed to the condition that overflow, off-site parking would be located at the Echo Hill parking lot.

The applicant agreed to work with Board Landscape Architect, Jim Mazzucco, to identify foundation plantings.

The applicant also agreed to add buffer plantings along Route 31 to be installed within 5 years by Master Gardner's.

A motion was made by Mr. Aversa and seconded by Ms. Kleinhans to approve the preliminary and final site plan approval for the Hunterdon County Arboretum. All members present at the time of the meeting voted 'yes'.
Motion carried.

- 2.) Hanna Memorial Cancer Clinic – 1510 Route 22 – Block 47.02 Lot 1
Application No. 2024-05 – Amended Site Plan Approval

The applicant is seeking an extension of time within which to obtain a certificate of occupancy. The proposed site plan eliminated the memorial garden, installing a sidewalk, and some additional landscaping.

Board Attorney, Jon Drill, swore in the Board professionals, Jim Mazzucco, Tom Behrens, and Larry Plevier, as well as the applicant, Dr. Hannallah, and applicants Engineer Wayne Ingram.

No members of the public were present at the time of this hearing.

Exhibit A-1 was introduced – Site Plan dated 08/29/2024.

Mr. Ingram addressed the trees removed adjacent to the NJDOT Route 22 Right of Way. Mr. Ingram gave details about a contractor removing the trees to create a maintenance or mechanics bond on the work that had yet to be completed on site, in an effort to force the hand of the applicant to complete the landscaping requirements.

The applicant agreed to work with Board Landscape Architect, Jim Mazzucco, to come up with a plan to remediate the tree replacement for the trees that have been removed.

The applicant agreed to give an extension through 11/30/2024.

This application will be carried to the Planning Board Meeting on October 7, 2024.

N. 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

O. ADJOURN

Motion made by Mr. Aversa, seconded by Ms. Kleinhans to adjourn the meeting at 8:46pm. Motion carried; all members present in favor.

Respectfully submitted,


Taylor Gribbin
Board Secretary

Meeting minutes were adopted on October 7, 2024.