

**CLINTON TOWNSHIP PLANNING BOARD**  
**Meeting Minutes**

**November 18, 2024**

**7:00PM**

**IN-PERSON 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 November 18, 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**

The Board Secretary called roll at the meeting:

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

The Board Professionals present at the time of the hearing:

Jon Drill, Board Attorney  
 Taylor Gribbin, Board Secretary

**E. VOUCHERS FOR REVIEW & APPROVAL**

Ms. Kleinhans made a motion, and Mr. Aversa seconded the approval of the vouchers for the November 4, 2024, meeting. The Board members present voted yes. Vouchers approved for payment. Motion carried unanimously.

**L. MINUTES FOR REVIEW & APPROVAL**

- 1.) November 4, 2024 – Regular Meeting minutes  
 Eligible to vote: Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei

Motion made by Mr. McCaffrey, seconded by Mr. Higgins to approve the meeting minutes. Motion carried.

- 2.) March 6, 2023 – Regular Meeting Minutes  
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei  
  
Motion made by Mr. Aversa, seconded by Chairman Cimei to approve the meeting minutes. Motion carried.
- 3.) May 1, 2023 – Regular Meeting minutes  
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei  
  
Motion made by Mr. McCaffrey, seconded by Mr. Aversa to approve the meeting minutes. Motion carried.
- 4.) May 15, 2023 – Regular Meeting minutes  
Eligible to vote: Aversa, Butcher, Higgins, Glaser, Kleinhans, Mullay, McCaffrey  
  
Meeting minutes were carried to the next Planning Board meeting pending corrections.
- 5.) June 19, 2023 – Regular Meeting minutes  
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey  
  
Motion made by Mr. Aversa, seconded by Mr. Higgins, to approve the meeting minutes. Motion carried.
- 6.) August 7, 2023 – Regular Meeting minutes  
Eligible to vote: Aversa, Butcher, Higgins, Glaser, Kleinhans, McCaffrey, Cimei  
  
Motion made by Ms. Kleinhans, seconded by Mr. Higgins to approve the meeting minutes. Motion carried.

#### **M. RESOLUTIONS FOR CONSIDERATION**

- 1.) Resolution No. 2024-03 – Hanna Memorial Cancer Clinic  
1510 Route 22 – Block 47.02 Lot 1  
  
Resolution memorializing: 1) grant of amended preliminary and final site plan approval and a landscaping exception to allow the elimination of a memorial garden, the installation of a sidewalk and new tree planting locations, and 2) a modification of condition #11 of Resolution No. 2014-09 to grant an extension of the time in which to obtain a certificate of occupancy.  
  
A motion was made by Mr. Aversa, seconded by Ms. Kleinhans to approve version 3 of the above-referenced resolution. Motion carried unanimously.
- 2.) Resolution No. 2024-04 – Hunterdon County Arboretum  
1020 Route 31 – Block 20 Lot 4  
  
Resolution memorializing grant of preliminary and final site plan approval, a “C (2)” variance, and an exception to allow the removal of existing curbing and paved areas and the construction of a 4,077 square foot addition to an existing building at the Hunterdon County Arboretum.  
  
Motion by Ms. Kleinhans, seconded by Mr. Glaser to approve version 5 of the above-referenced resolution. Motion carried unanimously.

#### **N. REQUEST FOR EXTENSION OF TIME**

#### **O. PUBLIC HEARINGS**

#### **P. REPORTS**

- 1.) Report from Council
- 2.) Report from Ordinance Subcommittee
- 3.) Report from Environmental Commission

- 4.) No Report from Historic Preservation Commission
- 5.) Report from Open Space Committee

**Q. ADJOURN**

Motion made by Mr. Aversa, seconded by Ms. Butcher to adjourn the meeting at 8:00pm. Motion carried; all members present in favor.

Respectfully submitted,

Taylor Gribbin  
Board Secretary

Meeting minutes were adopted on December 2, 2024.