CLINTON TOWNSHIP PLANNING BOARD MEETING

AGENDA$_{v2}$

September 14, 2026

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 for this meeting: https://app.box.com/s/kfjl2hvqcx7b7za2k7desjks02wb65ll. Individuals lacking the resources or access to the documents should contact Clinton Township, by phone at (908) 735-8800, or by e-mail planning.boasec@clintontwpnj.org.

A. CALL TO ORDER AND PUBLIC NOTICE

This is the September 14, 2026, 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 Review and Courier News. Notice of and an agenda for this meeting was posted on the Township website, the bulletin boards at the front of the Municipal Building and the front door of the Public Safety Building and sent to the Hunterdon Review and Courier News no later than the Friday prior to this meeting.

B. FLAG SALUTE

C. ROLL CALL

Butcher, Glaser, Higgins, Kleinhans, Mullay, Aversa, Grube, McCaffrey, Cimei

D. MEETING MINUTES FOR APPROVAL

August 17, 2026, Regular Meeting Minutes
Eligible to Vote: Aversa, Butcher, Glaser, Grube, Kleinhans, Mullay, McCaffrey

E. RESOLUTIONS FOR CONSIDERATION - NONE

F. PUBLIC HEARINGS

1. APPLICATION PB-2026-08
   Patel Family, LLC
   1030 Route 22 - Block 4.03 Lot 28

   The applicant is seeking preliminary and final site plan approval to construct a 36,302SF one-story manufacturing building with office area with variances.
   Time to decide on the application: 11/7/2026.

G. MASTER PLAN CONSISTENCY REVIEW

1. ORDINANCE #1235-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" to (A) Eliminate the existing PUD Planned Unit Development Overlay District applicable to properties in the Beaver Brook Country Club Development; (B) Create a new "PUD Planned Unit Development District" consisting of all properties in the former PUD Overlay District except for three parcels that will remain in the RR-4S Residential District; (C) Create a new "PUD-AHO Planned Unit Development Affordable Housing Overlay District" comprising a portion of the new PUD District along Route 31 in accordance with the terms of the July 2026 Fourth Round Affordable Housing Settlement Agreement between the Township of Clinton and Fair Share Housing Center, Inc. and recommendations set forth in the "2026 Periodic Reexamination Report of the Master Plan & Development Regulations & Amendments to the Land Use Plan & Housing Element and Fair Share Plan" adopted by the Planning Board on August 17, 2026.

2. ORDINANCE #1237-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" to add a definition for Computer and Data Processing Centers and Facilities.

H. NEW BUSINESS

I. VOUCHERS FOR APPROVAL

J. COMMUNICATIONS

K. 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

L. ADJOURNMENT

The above referenced matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.