CLINTON TOWNSHIP PLANNING BOARD MEETING

AGENDAv3

November 16, 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/f6udixfljmvk9h9i8b3t82k440lmqdlm. 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 November 16, 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, Mullay, Aversa, Grube, McCaffrey, Cimei

D. MEETING MINUTES FOR APPROVAL

October 5, 2026, Regular Meeting Minutes
Eligible to Vote: Aversa, Higgins, McCaffrey, Cimei

October 19, 2026, Regular Meeting Minutes
Eligible to Vote: Butcher, Grube, Higgins, Mullay

E. RESOLUTIONS FOR CONSIDERATION – NONE

F. REQUEST FOR EXTENSION OF TIME

1. APPLICATION PB-2024-05
   RESOLUTION NO. 2024-03 and 2014-09
   Hanna Memorial Cancer Clinic, Inc.
   1510 Route 22 - Block 47.02 Lot 1

G. 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.
   The application is continued from September 14, 2026. Time to decide on the application: 1/31/2027.

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 Open Space Committee

L. CLOSED SESSION FOR ATTORNEY CLIENT LEGAL ADVICE REGARDING AFFORDABLE HOUSING

M. ADJOURNMENT

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