

**CLINTON TOWNSHIP PLANNING BOARD**

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**AGENDA**

**December 2, 2024, 7:00PM**

**IN-PERSON PUBLIC MEETING AT:**

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

**Access to meeting documents:** <https://app.box.com/s/4thvayahfjdfkr838go34n2f9fssc8>

Individuals lacking the resources or access to the documents should contact the Board Secretary, Taylor Gribbin, by phone at (908) 735-8800, or by e-mail [tgribbin@clintontwpnj.org](mailto:tgribbin@clintontwpnj.org)

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. PUBLIC NOTICE**

This is the December 2, 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. 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 County Democrat and Star Ledger no later than the Friday prior to this meeting.

**D. ROLL CALL**

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

**E. MEETING MINUTES FOR APPROVAL**

- 1.) \*May 1, 2023 – Regular Meeting  
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei
- 2.) November 18, 2024 – Regular Meeting  
Eligible to vote: Aversa, Butcher, Higgins, Glaser, Kleinhans, McCaffrey, Cimei

**F. VOUCHERS FOR APPROVAL**

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

**G. RESOLUTIONS FOR CONSIDERATION**

1. **Resolution No. 2024-05** – Kingdom Crown Veterinary  
23-25 Blossom Hill Road – Block 3.03 Lot(s) 5 & 7  
Resolution memorializing grant of amended preliminary and final site plan approval to allow various revisions to the previously approved amended site plan.

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

2. **Resolution No. 2024-06** – Ingerman Associates (Willows at Spruce Run)  
1726-1730 Route 31 – Block 70 Lot(s) 6 & 6.01  
Modification of condition #1 of Resolution No. 2023-04 to extend the life of the amended preliminary and final site plan approval and “C (1)” and “C (2)” variances.

Eligible to vote: Glaser, Kleinhans, McCaffrey, Cimei

**H. MASTER PLAN CONSISTENCY REVIEW**

**ORDINANCE #1205-2024**

An ordinance of the Township of Clinton in Hunterdon County, New Jersey revising the township’s highlands land use regulations in response to recent updates to the highlands regional master plan and land use capability maps and amending and supplementing chapter 165 (Land Use Regulations) of the “Code of the Township of Clinton” accordingly.

**I. REQUEST FOR EXTENSION OF TIME**

**J. PUBLIC HEARING**

**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. ADJOURNMENT**