

**CLINTON TOWNSHIP PLANNING BOARD
ANNUAL REORGANIZATION MEETING MINUTES
JANUARY 8, 2024
7:00PM**

A. NOMINATIONS AND ELECTIONS

Secretary Gribbin asked for nominations for Chairman of the Planning Board.

Mr. Higgins nominated Mr. Kevin Cimei as Chairman. Motion seconded by Mr. Glaser. Secretary Gribbin called a roll call, shown below:

Roll Call: Nominate Mr. Kevin Cimei as Chairman						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser		X	X			
Higgins	X		X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

Chairman Cimei asked for nominations for Vice Chairman. Mr. Higgins nominated Mr. Tom McCaffrey and Mr. Aversa seconded. Secretary Gribbin took a roll call shown below:

Roll Call: Nominate Mr. Tom McCaffrey as Vice Chairman						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2		X	X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins	X		X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

Chairman Cimei asked for nominations for Vice Chairman Pro Tem. Mr. Glaser nominated Mr. John Higgins as Vice Chairman Pro Tem. Ms. Butcher seconded. Secretary Gribbin took a roll call shown below:

Roll Call: Nominate Mr. John Higgins as Vice Chairman Pro Tem						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher		X	X			
Cimei			X			
Glaser	X		X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

B. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY

Secretary Taylor Gribbin called the meeting to order at 7:06 PM.

Secretary Taylor Gribbin read the public notice below:

This is the January 8, 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 bulletin boards in the Municipal Building and sent to the Hunterdon County Democrat and Star Ledger no later than the Friday prior to the meeting.

Secretary Taylor Gribbin led the flag salute.

The flag salute was not listed on the Re-Org agenda. Mr. Cimei suggested to Secretary Gribbin that the agenda for Re-Org meetings (and all meetings) moving forward include the flag salute as an agenda item.

C. ROLL CALL

Secretary Taylor Gribbin did a roll call; shown below:

Roll Call		
Member	Present	Absent
Aversa Alt 2	X	
Butcher	X	
Cimei	X	
Glaser	X	
Higgins	X	
Kleinhans	X	
Johnson Alt 1	X	
McCaffrey	X	
Mullay		X

Online Members/Participants listed below:

Kate Johnson – Member

Professionals Present at the meeting are listed below:

Taylor Gribbin – Board Secretary

D. APPOINTMENT OF PROFESSIONALS

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Engineering Expert	Larry Plevier, PE, CME	Mott MacDonald
4	Traffic Expert	Larry Plevier, PE, CME	Mott MacDonald
5	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
6	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP, CME, CPWM	Land Solutions Engineering, LLP
7	Planning Experts	Joseph H. Burgis, PP, AICP and Tom Behrens, PP, AICP	Burgis Associates, Inc.
8	Landscape Architect	Jim Mazzucco, LLA	B.W. Bosenberg & Co., Inc.
9	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
10	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
11	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
12	Wireless Communications Expert	Charles A. Hecht, PE	Charles A. Hecht Associates, Inc.
13	Board Stenographer	Jacqueline Klapp, Certified Court Reporter	Jacqueline Klapp
14	Secretary provided by Township	Taylor Gribbin	Township of Clinton
15	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media
16	Board Security Expert	Robert Wilson, CPP, PSP, CPD	RAW Security Consulting, LLC

Motion made by Ms. Kleinhans seconded by Mr. McCaffrey to approve numbers 1-13 and 16 on the chart below. Motion carried; vote shown below chart.

Roll Call: Numbers 1-13 and 16						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins			X			
Kleinhans		X	X			
Johnson Alt 1			X			
McCaffrey	X		X			
Mullay						X

Motion made by Ms. Kleinhans seconded by Mr. Glaser to approve number 14 on the chart below and to Appoint Taylor Gribbin as Secretary for the Planning Board for 2024. Motion carried; vote shown below chart.

Roll Call: Number 14 Appoint Taylor Gribbin Secretary						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser		X	X			
Higgins			X			
Kleinhans	X		X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

Motion made by Ms. Kleinhans seconded by Mr. Aversa to approve number 15 on the chart below. Motion carried; vote shown below chart.

Roll Call: Number 15 Newspapers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2		X	X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins			X			
Kleinhans	X		X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

E. APPROVAL OF 2024 MEETING CALENDAR

Motion made by Mr. Aversa seconded by Ms. Kleinhans to approve the 2024 Meeting Calendar. Motion carried; vote shown below:

Roll Call: 2024 Planning Board Meeting Calendar						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2	X		X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins			X			
Kleinhans		X	X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

F. APPROVAL OF 2024 RULES AND REGULATIONS

Motion made by Mr. Glaser second by Mr. Cimei to approve the 2024 Rules and Regulations. Motion carried; vote shown below. Approval pending the following revisions suggested by the board:

1. Update to 2:4-9.3 Planting Season listed as April 15 – November 15. A non-planting season of November 16 – April 14 should be added.
2. Verbiage should be added to suggest that an applicant’s property taxes should be current at the time an application is made and/or a hearing is to be scheduled.

Roll Call: Approval of 2024 Rules and Regulations (pending revisions)						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei		X	X			
Glaser	X		X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

G. APPROVAL OF VOUCHERS

Motion made by Mr. Cimei seconded by Mr. Aversa to approve the vouchers. Motion carried; vote shown below:

Roll Call: Approval of Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2		X	X			
Butcher			X			
Cimei	X		X			
Glaser			X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

H. APPROVAL OF MEETING MINUTES

Vote on the minutes listed below was carried to the next meeting pending revisions suggested by board.

- 1) November 6, 2023
Eligible Members: Aversa, Butcher, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay
- 2) November 20, 2023
Eligible Members: Aversa, Cimei, Glaser, Kleinhans, McCaffrey
- 3) December 4, 2023
Eligible Members: Aversa, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay
- 4) December 18, 2023 (Special Meeting)
Eligible Members: Aversa, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay

I. COMMUNICATIONS

Mr. Higgins briefly discussed the communication listed below:

- 1) Notice of Public Hearing on 01/09/2024 for Block 4 Lot 1.05 - 600 Corporate Drive, dated 12/28/2023 from the Borough of Lebanon.

J. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee:

Reappointment of Ordinance Subcommittee members listed below:

Mr. McCaffrey, Mr. Glaser, Mr. Higgins, Secretary Gribbin

Secretary Gribbin did a roll call shown below:

Roll Call: Ordinance Subcommittee Members 2024						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa Alt 2			X			
Butcher			X			
Cimei			X			
Glaser			X			
Higgins			X			
Kleinhans			X			
Johnson Alt 1			X			
McCaffrey			X			
Mullay						X

- 3) Report from Environmental Commission
- 4) Report from Historic Preservation Commission
- 5) Report from Open Space

K. ADJOURNMENT

Motion made by Mr. Cimei, seconded by Mr. Aversa to adjourn the meeting. The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Taylor Gribbin
 Planning Board Secretary

Meeting minutes were adopted on March 4th, 2024