

**CLINTON TOWNSHIP PLANNING BOARD
MEETING MINUTES
February 5, 2024
7:00PM**

A. CALL TO ORDER & PUBLIC NOTICE

Chairman Cimei called the meeting to order at 7:00 PM.

Chairman Cimei read the public notice below:

This is the February 5, 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.

B. FLAG SALUTE

Chairman Cimei led the flag salute.

C. ROLL CALL

Secretary Taylor Gribbin did a roll call; shown below:

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

Board Professionals Present:

- Jim Mazzucco, Board Landscape Architect
- Larry Plevier, Board Engineer
- David Novak, filling in for Tom Behrens, Board Planner
- Taylor Gribbin, Board Secretary

D. APPROVAL OF MEETING MINUTES

1) November 6, 2023

Motion by Mr. McCaffrey, seconded by Mr. Aversa to approve November 6, 2023, meeting minutes. The vote is shown below.

Roll Call: Approval of November 6,2023 Meeting Minutes						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)		X	X			
Butcher						X
Glaser						X
Higgins (VC)						X
Kleinhans			X			
Johnson (Alt 1)						X
Mullay			X			
McCaffrey	X		X			
Cimei (C)					Abstain	

2) November 20, 2023

Carried to March 4, 2024 meeting.

3) December 4, 2023

Carried to March 4, 2024 meeting.

4) December 18, 2023 – Special Meeting

Motion by Mr. McCaffrey, seconded by Ms. Kleinhans to approve the Special Meeting minutes from December 18, 2023. The vote shown below.

Roll Call: Approval of December 18,2023 Special Meeting Minutes						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)			X			
Butcher						X
Glaser						X
Higgins (VC)						X
Kleinhans		X	X			
Johnson (Alt 1)						X
Mullay					Abstain	
McCaffrey	X		X			
Cimei (C)					Abstain	

5) January 22, 2024 – Re-Organization Meeting

Carried to March 4, 2024 meeting.

E. APPROVAL OF UPDATES TO 2024 RULES & REGULATIONS

Motion made by Mr. Mullay, seconded by Mr. McCaffrey to approve updated 2024 Rules & Regulations. All voted yes.

F. RESOLUTIONS

- 1) Resolution No. 2023-05 - Clinton Agricultural Associates, LLC
 1101 Route 22 - Block 7, Lot 3
 Application No. PB-2013-14

Modification of conditions #15 and #16 of Resolution No. 2013-29 to extend the time within which the applicant must obtain permits and certificates of occupancy for phases 1 and 2 of the proposed development and to extend the time within which to complete the paved parking area beyond the extensions granted in Resolution No. 2018-12.

The applicant was not present at the time of the meeting.

Confirmation was made that the applicant’s taxes on the subject property were current at the time of the meeting and escrow account had sufficient funds.

A motion was made by Mr. Aversa and seconded by Mr. Mullay to approve Planning Board Resolution 2023-05. Motion carried; the vote is shown below:

Roll Call: Resolution 2023-05 – Clinton Agricultural Associates, LLC						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)	X		X			
Butcher						X
Glaser						X
Higgins (VC)						X
Kleinhans			X			
Johnson (Alt 1)						X
Mullay		X	X			
McCaffrey					X	
Cimei (C)			X			

G. PUBLIC HEARINGS

- 1) PUBLIC HEARING - New York Life Insurance Company
 111 Cokesbury Road – Block 3, Lot(s) 17, 26, & 30
 Application No. 2023-03

Applicant is seeking approval for an amendment to a site plan for preliminary and final major site plan for the replacement of one existing 38kv substation transformer, with a new 5-7000 MVA transformer, accessories and blast walls, as well as variances for a front yard setback of 75.5 feet where 250 feet is required, and fences with barbed wire where such fences are not permitted, and for variance(s), exception(s) and/or other relief as required by the Board

The applicants’ attorney, Brian Tipton with Florio Perrucci was present at the meeting. Stan Wojciechausk, Barry Isett, the applicants’ Engineer, Michael Bertollo, the applicants’ Electrical Engineer were also present at the meeting.

Testimony was made regarding the existing transformer being at the end of its life cycle, and that the exiting would be replaced with an in-kind transformer giving the same output as the existing. The installation of an additional blast wall will be constructed for additional protection.

The proposed area of improvement was stated to be over 200 feet from the closest residence.

The Board Professionals present at the meeting discussed their respective review memos prepared for the application. The applicant agreed to work with the Boards Landscape Architect to ensure that the property is properly screened from the public.

Board Chairman opened the floor for questions from the public. Concerns were shared about the blast wall structures and what they could handle. Clarification on the electrical capacity and measurements was asked of the applicants’ professionals present.

The Board Chairman opened the floor for public comment to which there were no comments.

Mr. Aversa made a motion and Mr. Cimei seconded the approval of the amended preliminary and final major site plan approval subject to conditions which will be shared via resolution. The motion was carried; the vote is shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)	X		X			
Butcher						X
Glaser						X
Higgins (VC)						X
Kleinhans			X			
Johnson (Alt 1)						X
Mullay			X			
McCaffrey			X			
Cimei (C)		X	X			

2) SITE PLAN WAIVER REQUEST - Blossom Hill Plaza
1060 Route 22 – Block 4.03 Lot 3

Applicant sought an administrative waiver for a Hair Studio at Blossom Hill Plaza. After a review with the Board Chairman – it was decided this would be reviewed with the Board due to the Administrative Officer being new to position. In addition, Resolution 2008-28, Section D 2 states that “While uses principally permitted in the zone in which the property is situated, currently the ROM-1 zone, would be permitted on the property without a d (2) use variance, any such use shall not be permitted on the property unless and until the applicant first applies for and the Planning Board then grants site plan approval.

This application was carried to the March 4, 2024 Planning Board meeting pending payment of application fee’s and escrow deposit.

3) PUBLIC HEARING – Chabad of Hunterdon County
68 Payne Road – Block 90 Lot 2.15

Applicant is seeking preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46b and 50a and the Land Use Regulations of the Township of Clinton (“Code”) § 165-36, with exceptions pursuant to N.J.S.A. 40:55D-51a and b and Code § 165-82, and such variance(s), exception(s) and/or other relief as may be required so as to permit approval a revised landscaping plan with design exceptions. Specifically, the Applicant requests exceptions to the buffering and reforestation requirements of the Land Use Regulations of the Township of Clinton (“Code”) § 165-77.

Chairman Cimei recused himself for the duration of this hearing.

Vice Chairman McCaffrey assumed the chair.

Ms. Nicole Voigt, the applicants’ attorney, was present at the meeting. Anthony Kearns, Security Expert, and Mike Madea, Landscape Architect, were also present at the meeting.

Concern was expressed by the applicants’ experts regarding the nature of applicant given the proposed approved landscaping for the site and the accessibility of the current property. The proposed plan in front of the board reflects improvements to site security.

The Board and the public had no questions.

The Board Professionals present at the meeting presented their respective review memos prepared for the applicant. The applicant agreed to comply with the recommended suggestions.

The final Certificate of Occupancy (CO) deadline was extended to August 19, 2024.

Mr. Mullay made a motion and Mr. Aversa seconded the motion to approve the applicants request for preliminary and final site plan approval. Motion was carried; the vote is shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt 2)		X	X			
Butcher						X
Glaser						X
Higgins (VC)						X
Kleinhans			X			
Johnson (Alt 1)						X
Mullay	X		X			
McCaffrey			X			
Cimei (C)					Recused	

Chairman Cimei rejoined the meeting at this time.

H. NEW BUSINESS

- 1) Vouchers for review and approval

Motion made by Mr. Mullay, seconded by Mr. McCaffrey to approve the vouchers for the February 5, 2024 meeting. All members present voted ‘yes’.

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

Motion made by Mr. Mullay, seconded by Mr. Aversa to adjourn the meeting at 9:20 pm.

Respectfully submitted,

Taylor Gribbin
 Planning Board Secretary

Meeting minutes were adopted on April 1st, 2024