

**CLINTON TOWNSHIP PLANNING BOARD
MEETING MINUTES
March 4, 2024
7:00PM**

A. CALL TO ORDER & PUBLIC NOTICE

Chairman Cimei called the meeting to order at 7:02 PM.

Chairman Cimei read the public notice below:

This is the March 4, 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
Glaser	X	
Higgins	X	
Johnson Alt 1		X
Kleinhans	X	
Mullay	X	
McCaffrey	X	
Cimei	X	

Board Professionals Present:

Jon Drill, Board Attorney
Taylor Gribbin, Board Secretary

D. APPROVAL OF MEETING MINUTES

1) November 20, 2023

Motion to approve minutes made by Mr. Glaser, seconded by Mr. McCaffrey. Vote below:

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

2) December 4, 2023

Motion to approve minutes made by Mr. Aversa, seconded by Mr. Mullay. Vote below:

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

3) January 8, 2024 – Re-Organization Meeting

Motion to approve minutes made by Mr. Aversa, seconded by Mr. Higgins. Vote below:

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

E. RESOLUTIONS – None at the time of the meeting.

F. PUBLIC HEARINGS

- 1) 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.

Board Attorney Jon Drill joined the meeting via phone.

Mr. Drill shared his conversation with Applicants attorney Rich Sasso regarding the dismissal of this application.

With no question or comment from the audience or the Board, this application was dismissed without prejudice.

G. NEW BUSINESS

- 1) Vouchers for review and approval

Motion made by Mr. Glaser, seconded by Mr. Cimei to approve the vouchers for the March 4, 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 7:42 pm.

Respectfully submitted,

Taylor Gribbin
Planning Board Secretary

Meeting minutes were adopted on May 6th, 2024