

**CLINTON TOWNSHIP PLANNING BOARD**  
**Meeting Minutes**

**August 19, 2024**

**7:00PM**

**VIRTUAL PUBLIC MEETING**

**A. CALL TO ORDER & PUBLIC NOTICE**

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

**B. FLAG SALUTE**

Chairman Cimei led the flag salute.

**C. PUBLIC NOTICE**

Chairman Cimei read the following public notice:

This is the August 19, 2024, virtual 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 Township website, the bulletin boards at the front of the Municipal Building, the front door of the Public Safety Building and sent to the Hunterdon County Democrat, and the Star Ledger no later than the Friday prior to the meeting.

**D. ROLL CALL**

Board Secretary called role at the meeting:

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

**E. VOUCHERS FOR REVIEW & APPROVAL**

Chairman Cimei made a motion, Ms. Kleinhans seconded, to approve the vouchers for the August 19, 2024, meeting. All Board members present voted yes. Vouchers approved for payment.

**L. MINUTES FOR REVIEW & APPROVAL**

- 1.) June 17, 2024 – Regular Meeting minutes  
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei

Mr. Aversa made a motion and Mr. McCaffrey seconded the motion to approve the minutes from the June 17, 2024, meeting. Motion carried, five (5) yes votes.

- 2.) August 5, 2024 – Virtual Administrative Meeting minutes  
Eligible to vote: Aversa, Butcher, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei

Mr. McCaffrey made a motion and Mr. Aversa seconded the motion to approve the minutes from the August 5, 2024, virtual administrative meeting. Motion carried, five (5) yes votes.

## **M. PUBLIC HEARINGS**

- 1.) Hunterdon County Arboretum – 1020 Route 31 North – Block 20 Lot 4  
Application No. 2024-03 – Capital Review & Preliminary & Final Site Plan Approval

Applicant is seeking a capital review and preliminary and final site plan approval to extend the existing structure to provide additional office space for County staff, and additional public meeting rooms and gallery areas.

Board Attorney Jon Drill was present via conference call for the duration of this hearing.

Two (2) members of the public were present at the time of the hearing.

The preliminary and final site plan portion of this hearing will not commence until the next Planning Board meeting September 16, 2024, based on the following:

- Applicant did not notice within ten (10) days of the date of this hearing
- Applicant did not submit proper application and escrow deposit fees and fee breakdowns in time for hearing
- Applicant waiting on request for refund of application fees from the Township Council

The Capital Review portion of this hearing was determined to be not inconsistent with the Township Master Plan.

A motion was made by Mr. Aversa and seconded by Mr. McCaffrey to deem the above-mentioned Capital Review as not inconsistent with the town Master Plan. All members present voted yes, five (5) yes votes.

The preliminary and final site plan approval portion of this hearing will be carried to the September 16, 2024, Planning Board meeting.

## **N. 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

## **O. ADJOURN**

Motion made by Mr. Aversa, seconded by Mr. McCaffrey to adjourn the meeting at 7:23pm. Motion carried; all members present in favor.

Respectfully submitted,

*Taylor Gribbin*  
Planning Board Secretary

Meeting minutes were adopted on September 16, 2024.