

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

**[www.clintontwpnj.com](http://www.clintontwpnj.com)**

April 05, 2021

7:00PM

VIRTUAL MEETING

**THE CLINTON TOWNSHIP PLANNING BOARD HAS CHANGED THE FORMATS OF ITS REGULAR MEETINGS FOR THE DURATION OF THE COVID-19 PUBLIC HEALTH EMERGENCY TO “VIRTUAL” MEETINGS VIA A WEBEX BRIDGE.**

**THESE CHANGES HAVE BEEN INSTITUTED TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.**

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

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice

This is a 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 the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger, no later than the Friday prior to the meeting.

**MEMBERS PRESENT VIA WEBEX**

Butcher, Glaser, Higgins, Johnson, Kleinhans, Lazarus, Mullay, Scheick, Cimei

**MEMBERS ABSENT**

Butcher

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan E. Drill, Esq., Board Attorney

Thomas Behrens Jr., Board Planner

Larry Plevier, Board Engineer

Jackie Klapp, Board Stenographer  
Denise Filardo, Board Secretary

**MINUTES**

None.

**RESOLUTIONS**

1) EXXONMOBIL RESEARCH AND ENGINEERING COMPANY

1545 Route 22

Block 30, Lots 17, 30, 31, 41

Block 31, Lot 1

Block 30.02, Lot 1

Application No. 2021-01

Resolution No. 2020-01

Resolution Memorializing Waiver of Site Plan Approval to Allow Relocation of Acid Tote and Related Improvements

Mr. Higgins motioned and Mr. Glaser seconded a motion to adopt Resolution No. 2021-01. The vote record follows.

<b><i>Roll Call: ExxonMobil – Resolution No. 2021-01</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>NOT ELIGIBLE</b>	<b>Absent</b>
Butcher (Alt 1)						X
Glaser		X	X			
Higgins	X		X			
Johnson (Alt 2)					X	
Kleinhans			X			
Lazarus			X			
Mullay			X			
Scheick			X			
Cimei			X			

**APPROVAL OF VOUCHERS**

Mr. Cimei motioned and Mr. Mullay seconded a motion to pay the vouchers. The vote record follows.

<b><i>Roll Call: Approval of Vouchers</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>NOT ELIGIBLE</b>	<b>Absent</b>
Butcher (Alt 1)						X
Glaser			X			
Higgins			X			
Johnson (Alt 2)					X	
Kleinhans			X			

Lazarus			X		
Mullay		X	X		
Scheick			X		
Cimei	X		X		

**PUBLIC HEARINGS**

1) WILLETS OWN, LLC

1221 Route 31 South  
 Block 89, Lot 5  
 Application No. 2021-02

Applicant is seeking Minor Site Plan Approval for a proposed 216-sf area of existing accessory store to be converted for general store use.

The applicant was represented by Kristen Perry Esq.

Board Attorney Drill read from the applicant’s notice and gave a brief overview of the application stating that the applicant is seeking Minor Site Plan Approval only, they are not seeking any variances or exceptions. Ne noted that if any variances or exceptions come up, the applicant will need to come back and apply to the appropriate Board based upon the type of variance needed.

The following individuals were sworn and testified during the hearing:

1. Wayne Ingram, PS (applicant’s engineering and planning expert),
2. Tom Behrens, PP, AICP (Board planning expert), and
3. Larry Plevier, PE (Board engineering expert);

Mr. Ingram’s qualifications were accepted by the Board.

Referencing Sheets 1 and 2 of the submitted Site Plans dated January 4, 2021, Mr. Ingram’s testimony included and was not limited to the following:

- An overview of the existing and proposed conditions for the site.
- Parking for retail customers, employees and overflow event parking.
- Restriping of 2 stalls to accommodate ADA parking.
- Withdrawal of the request for a wall mounted building sign.
- No changes to truck traffic at the site.
- The stores will be broken up in ownership separating Game Butchers and Willet’s Own.
- Willet’s Own will apply to the Zoning Officer to obtain Special Permits for the allowances of three (3) events per year to run for a maximum of ten (10) days per event not to exceed thirty (30) days per year.

**BOARD FINDINGS AND CONCLUSIONS:**

- The Site Plan and proposed conversion of use from accessory meat market to second permitted principal general store will comply with all applicable zoning ordinance regulations.
- Willets Own as described by the applicant’s engineering expert is a permitted principal retail store in accordance with ordinance section 165-156.A(1).
- The proposed conversion will comply with all Site Plan ordinance requirements provided that the Board imposed conditions are complied with.
- The Board finds that it can and should grant Minor Site Plan Approval as long as the Board imposed conditions are complied with.

**RELIEF GRANTED**

The Board granted Minor Site Plan Approval to allow the conversion of the accessory meat market store in the existing building related to the Game Butcher’s permitted principal use to a second permitted principal retail use to be Willets Own General Store as reflected on the Site Plans submitted with the application.

Mr. Lazarus motioned and Mr. Glaser seconded a motion to grant Minor Site Plan Approval. The vote record follows.

<b><i>Roll Call: Willets Own – Minor Site Plan</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Butcher (Alt 1)						X
Glaser		X	X			
Higgins			X			
Johnson (Alt 2)					X	
Kleinhans			X			
Lazarus	X		X			
Mullay			X			
Scheick			X			
Cimei			X			

**REPORTS**

**Report from Council**

Mr. Mullay reported the following:

- The Public Hearing for 2021 Budget is scheduled for April 14<sup>th</sup>.
- Amendments to the Police Department Promotional process will be addressed at the April 14th Council Meeting.
- Public Hearing for a Change of Use at the Marookian property to add a Disc Golf Course.
- Scheduled adoption of an Ordinance regarding the prohibition of all cannabis related businesses in May. The new State legislation opts all Municipalities in unless they opt out. Municipalities must opt out by August.

Report from Ordinance Subcommittee

Mr. Glaser reported the following items are being discussed:

- Formation of a Technical Review Committee to change when applicants have to come to the Board for minor applications.
- Rezoning of Route 3.

Report from Open Space –

Mr. Mullay reported that the Open Space Committee has been busy marking trails.

Report from Environmental Commission – Nothing to report.

**ADJOURNMENT**

Mr. Higgins motioned and Mr. Glaser seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:04pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on May 3, 2021.