

*The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

SPECIAL MEETING AGENDA

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

Wednesday, February 21, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the February 21, 2018 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.

D. ROLL CALL

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E. MEETING MINUTES

1) August 6, 2016

F. RESOLUTIONS (*Distributed by Jonathan Drill via email*)

None.

G. NEW BUSINESS

1) Approval of Vouchers

H. PUBLIC HEARINGS

- 1) EZENERGY NJ, LLC
Block 70, Lot 13
Site of the Hunterdon Wellness Center
Applicant is seeking Minor Site Plan and Variance Approval for the installation and operation of a ground mounted solar array to provide electricity to the existing on-site facility.
- 2) BEAVER BROOK URBAN RENEWAL ASSOCIATES, LLC
Willows at Annandale Village
Block 60.03, Lot 26
Beaver Avenue (CR-626) & Austin Hill Road
Applicant is seeking Amended Preliminary Site Plan Approval and initial Final Site Plan Approval to construct a residential development consisting of six (6) residential buildings containing sixty-six (66) affordable multi-family units together with associated common and amenity space, an outdoor play area, parking spaces and related improvements. The Applicant is proposing to construct thirteen (13) one-bedroom units, thirty-six (36) two-bedroom units and seventeen (17) three-bedroom units to be distributed among the six (6) residential buildings. The Applicant is further proposing to reuse the existing historic main house structure as a community building. The Applicant is also seeking “c” variances.
This hearing is continued from February 5, 2018.

I. COMMUNICATIONS

- 1) Report from Tom Behrens, Board Planning Expert re: Eznergy NJ, LLC
- 2) Report from Brian Bosenberg, Board Landscape Expert re: Eznergy NJ, LLC
- 3) Revised Report from Cathy Marcelli, Board Engineering Expert re: Beaver Brook Urban Renewal Associates, LLC
- 4) Revised Report from Brian Bosenberg, Board Landscape Expert re: Beaver Brook Urban Renewal Associates, LLC
- 5) Revised Report from Jeffrey Keller, Board Environmental Expert re: Beaver Brook Urban Renewal Associates, LLC
- 6) Report from Matt Mulhall, Board Geology and Hydrogeology Expert re: Beaver Brook Urban Renewal Associates, LLC
- 7) Revised Report from Cathy Marcelli, Board Engineering Expert re: Beaver Brook Urban Renewal Associates, LLC

J. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Open Space
- 4) Report from Environmental Commission

K. ADJOURN