

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

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

AGENDA

August 31, 2020

7:00PM

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 “VIRTUAL” VIDEO 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.

PUBLIC ACCESS TO THIS MEETING WILL BE AS FOLLOWS:

Web Bridge: <https://townshipofclinton.my.webex.com/meet/boardmeetings>

Audio only Dial-in bridge: 1-408-418-9388 **Access code:** 794 584 756 #

TIPS FOR FIRST TIME WEBEX USERS:

<https://help.webex.com/en-us/n665eiq/Join-a-Cisco-Webex-Meeting-for-the-First-Time-as-a-Guest>

First time Webex users will most likely need to download and install the software or they might also be presented with the option to join via the web without downloading the software.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. PUBLIC NOTICE

This is the August 31, 2020 “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 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 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

- Butcher Glaser Higgins Kilduff Kleinhans Kochanowski Lazarus Scheick
- Cimei

E. MEETING MINUTES

- 1) Meeting Minutes of July 20, 2020

Eligible Members: *Glaser, Higgins, Kleinhans, Lazarus*

F. RESOLUTIONS

None.

G. CAPITAL IMPROVEMENT REVIEW

- 1) NORTH HUNTERDON HIGH SCHOOL

1445 State Route 31

Block 79, Lot 1

North Hunterdon High School desires to improve student safety and campus security by installing safety bollards and reinforced masonry seating platforms at the student drop-off and also constructing a security office within the school adjacent to the vestibule.

Additional work includes replacing existing concrete and flagstone walkways with new concrete and adding a metal fascia to the existing canopy.

H. PUBLIC HEARINGS

- 1) ANNANDALE VILLAGE, LLC
(FORMER "FOX-SEALS" AND MUNICIPAL BUILDING)

Block 53, Lot 3

6 West Street

Request for Extension of Time to revise plans and Modification of Condition D.1.e. of Resolution No. 2018-09 regarding review of Architectural Plans.

- 2) ANNANDALE VILLAGE, LLC
(FORMER "FOX-SEALS" AND MUNICIPAL BUILDING)

Block 53, Lot 3

6 West Street

Applicant is seeking Minor Subdivision Approval to subdivide Lot 3, Block 53 in order to Retrofit an existing Historical Building to accommodate a Mixed-Use Multi-Family Residential with Restaurant Use and Construction of a New Multi-Family Residential Building along with Separate Community Parking Lot.

- 3) ANNANDALE VILLAGE, LLC
(FORMER "FOX-SEALS" AND MUNICIPAL BUILDING)

Block 53, Lot 3

6 West Street

The applicant is seeking Final Site Plan Approval to allow Retrofitting of Existing Historical Building to Accommodate a Mixed-Use Multi-Family Residential with

Restaurant Use and Construction of a New Multi-Family Residential Building along with Separate Community Parking Lot.

I. COMMUNICATIONS

- 1) Report dated August 25, 2020 prepared by Jim Mazzucco, LLA re: Annandale Village, LLC.
- 2) Report dated August 26, 2020 prepared by Larry Plevier, PE re: Annandale Village, LLC.
- 3) Historic Architectural Review dated August 27, 2020 prepared by Dennis Bertland, Historic Preservation Consultant re: Annandale Village, LLC.
- 4) Report dated August 28, 2020 prepared by Jason Harkins, LLA re: Annandale Village, LLC.
- 5) Report dated August 28, 2020 prepared by Thomas Behrens, JR., PP, AICP re: Annandale Village, LLC.

J. NEW BUSINESS

- 1) Approval of Vouchers

G. REPORTS

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

H. ADJOURN