

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

**AGENDA**

**October 19, 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 October 19, 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 October 5, 2020

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

F. RESOLUTIONS

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

Block 53, Lot 3

6 West Street

Application No. 2020-04

Resolution No. CTPB-2020-05

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.

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

Block 53, Lot 3

6 West Street

Application No. 2020-05

Resolution No. CTPB-2020-06

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.

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

Block 53, Lot 3

6 West Street

Application No. 2020-06

Resolution No. CTPB-2020-07

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.

G. MASTER PLAN CONSISTENCY REVIEW

- 1) ORDINANCE NO. 1142-2020

An Ordinance of the Township of Clinton Amending Chapter 165 of the “Code of the Township of Clinton” by Consolidating the C-2, ROM and ROC Zoning Districts along the Route 22 Corridor into a New Commercial Research, Office and Manufacturing Zoning District and Amending the Clinton Township Zoning Map, Schedule of Zoning Requirements and Chapter A290, Fees Compilation, Accordingly.

H. WORKSESSION TO DISCUSS UPCOMING ORDINANCE SUBCOMMITTEE ITEMS

I. PUBLIC HEARINGS

None.

J. COMMUNICATIONS

None.

K. 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