

*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**

**June 7, 2021**

**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.*

**Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link:** <https://app.box.com/s/1tly5sliln49x3rpo61b93zjb105aiz1>

Individuals lacking the resources or know-how for technological access to the documents to be considered or access to the virtual meeting should contact the Board Secretary, Denise Filardo, by telephone at (908) 735-8800 x217, or by e-mail at [dfilardo@clintontwpnj.com](mailto:dfilardo@clintontwpnj.com) for assistance.

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

This is the June 07, 2021 “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  Johnson  Kleinhans  Lazarus  Mullay  Scheick  Cimei

E. MEETING MINUTES

1) March 1, 2021

Eligible Members: Glaser, Higgins, Kleinhans, Lazarus, Mullay, Scheick, Cimei

2) May 3, 2021

Eligible Members: Glaser, Higgins, Kleinhans, Mullay, Scheick, Cimei

F. RESOLUTIONS

1) NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T

Block 59, Lot 3

79 Beaver Avenue

Application No. 2021-03

Resolution No. 2021-05

Resolution Memorializing Waiver of Site Plan Approval to Allow a Wireless Telecommunications Facility Upgrade Consisting of the Installation of an Emergency Generator Along with Related Equipment Replacement/Removal

Eligible Members: Glaser, Higgins, Kleinhans, Mullay, Scheick, Cimei

G. HEARING ON ADOPTION OF 2021 REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS

H. HEARING ON THE ADOPTION OF 2021 AMENDMENT TO THE HOUSING ELEMENT AND FAIR SHARE PLAN ELEMENTS OF THE MASTER PLAN

I. HEARING ON THE ADOPTION OF 2021 AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE MASTER PLAN

J. MASTER PLAN CONSISTENCY REVIEW

1) ORDINANCE NO. 1154-2021

An Ordinance of the Township of Clinton Amending Chapter 165 of the “Code of the Township of Clinton” by creating the AH-9 Affordable Housing Zoning District to facilitate a Mixed-Income Affordable Housing Development at Route 31N (Block 70, Lots 6 and 6.01), and amending the Clinton Township Zoning Map and Schedule of Zoning Requirements accordingly

K. PUBLIC HEARING

- 1) NEW CINGULAR WIRELESS PCS, LLC (“AT&T”)  
1130 Route 22  
Block 4.03, Lot 36.01  
Application No. 2021-05  
Applicant is seeking a Waiver of Site Plan Application Review to modify an existing telecommunications facility.

L. COMMUNICATIONS

- 1) Memo dated June 3, 2021 from Thomas Behrens, Jr. Re: New Cingular Wireless PCS, LLC (“AT&T”).

M. NEW BUSINESS

- 1) Review and approval of Vouchers

G. REPORTS

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

H. ADJOURN