

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

SPECIAL MEETING OF THE CLINTON TOWNSHIP PLANNING BOARD

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SPECIAL “VIRTUAL” MEETING AGENDA

July 12, 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/n665eig/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/d005yf3eiqktyh3nmsrhhxz6h66tc86h>

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

This is the July 12, 2021 Special “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) June 7, 2021

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus, Mullay, Cimei

F. RESOLUTIONS

1) RESOLUTION ADOPTING THE 2021 PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS

Resolution No. 2021-0A

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus, Mullay, Cimei

2) RESOLUTION ADOPTING THE 2021 AMENDMENT TO THE THIRD ROUND HOUSING PLAN ELEMENT & FAIR SHARE PLAN ELEMENT OF THE MASTER PLAN

Resolution No. 2021-0B

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus, Mullay, Cimei

3) RESOLUTION ADOPTING 2021 AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE MASTER PLAN

Resolution No. 2021-0C

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus, Mullay, Cimei

4) T-MOBILE NORTHEAST, LLC

Block 13.01, Lot 1

1480 Route 22

Application No. 2020-09

Resolution No. 2021-04

Resolution memorializing Amended Preliminary and Final Site Plan Approval to allow change in antennas mounting heights.

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

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

Block 4.03, Lot 36.01

1130 Route 22 West

Application No. 2021-05

Resolution No. 2021-06

Resolution memorializing Waiver of Site Plan Approval to allow a wireless telecommunications facility upgrade consisting of the replacement of antennas, mount, cabling, along with related equipment replacement.

Eligible Members: Butcher, Glaser, Johnson, Kleinhans, Lazarus, Mullay, Cimei

G. PUBLIC HEARING

- 1) CLINTON LIHTC URBAN RENEWAL LLC – CLINTON WOODS
1355 Route 31
Block 82, Lot 4.03
The applicant is seeking Amended Preliminary and Final Site Major Plan Approval, Amended Preliminary and Final Subdivision Approval and Bulk Variances to permit construction of a multi-family affordable housing residential development and a Community Building.

H. COMMUNICATIONS

- 1) Report dated July 2, 2021 prepared by Andrew Holt, Chairman CTEC re: Clinton Woods
- 2) Report dated July 5, 2021 prepared by Steve Milne CT Fire Marshall re: Clinton Woods
- 3) Memo dated July 6, 2021 prepared by Angela DeVoe, Acting CT Construction Code Official re: Clinton Woods
- 4) Report dated July 6, 2021 prepared by Board Lighting Expert re: Clinton Woods
- 5) Report dated July 6, 2021 prepared by Board Engineering Expert re: Clinton Woods
- 6) Report dated July 6, 2021 prepared by Jim Mazzucco, Board Landscape Architect re: Clinton Woods
- 7) Report dated July 6, 2021 prepared by Matthew Mulhall, Board Geologic Expert re: Clinton Woods
- 8) Report dated July 6, 2021 prepared by Michael Hanrahan, Board Architectural Expert re: Clinton Woods
- 9) Report dated July 6, 2021 prepared by Michael Hanrahan, Board Architectural Expert re: Clinton Woods
- 10) Report dated July 8, 2021 prepared by Thomas Behrens, Jr., Board Planner re: Clinton Woods
- 11) Letter dated May 12, 2021 from NJDCA re: de minimis exception for The Apartments at Clinton/Clinton Woods)
- 12) Letter dated June 30, 2021 prepared by Michael McAloon, PE re: TWA Approval for Glen Meadows Wastewater Treatment Plant Rehabilitation Project

I. 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