

*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

July 26, 2021

7:00PM

**EFFECTIVE JULY 26, 2021 THE CLINTON TOWNSHIP PLANNING BOARD
WILL RETURN TO IN-PERSON PUBLIC HEARINGS AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801**

**Access to documents pertaining to this meeting including application materials are accessible via
the following Box Account link: <https://app.box.com/s/rk0a2s1w4xt8nt7ghziy3dd1i1k12mpd>**

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

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

This is the July 26, 2021 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: *Glaser, Higgins, Kleinhans, Lazarus, Mullay, Scheick, Cimei*

F. RESOLUTIONS

- 1) RESOLUTION AUTHORIZING BURGIS ASSOCIATES TO PERFORM A PRELIMINARY INVESTIGATION AS TO WHETHER THE PROPERTIES LOCATED AT 10 AND 12 GRAYROCK ROAD (BLOCK 77.01, LOTS 2, 3 AND 4) MEET THE CRITERIA FOR DESIGNATION AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

G. PUBLIC HEARING

- 1) INGERMAN DEVELOPMENT COMPANY, LLC (Willows at Spruce Run)
1130 Route 22
Block 70, Lots 6 and 6.01
Application No. 2021-07
Applicant is seeking Preliminary Site Plan and Variance relief to construct a multi-family inclusionary housing development.

H. COMMUNICATIONS

- 1) Memo dated July 15, 2021 from Michael J. Hanrahan, Board Planner Re: Ingerman
- 2) Memo dated July 19, 2021 prepared by Steve Milne, CT Fire Marshall re: Ingerman
- 3) Memo dated July 20, 2021 prepared by Jim Mazzucco, Board Landscape Architect re: Ingerman
- 4) Memo dated July 20, 2021 prepared by Dr. Jeffrey K. Keller, Board Environmental Expert re: Ingerman
- 5) Report dated July 20, 2021 prepared by Larry Plevier, Board Engineer re: Ingerman
- 6) Report dated July 20, 2021 prepared by Matthew J. Mulhall, Board Geotechnical Expert re: Ingerman
- 7) Memo dated July 21, 2021 prepared by Jason Harkins, Board Lighting Expert re: Ingerman
- 8) Memo dated July 21, 2021 prepared by Thomas Behrens, Board Planner re: Ingerman
- 9) Memo dated July 23, 2021 prepared by Angela DeVoe, Acting CT Construction Code Official re: Ingerman

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