

*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

October 4, 2021

7:00PM

THE CLINTON TOWNSHIP PLANNING BOARD HAS RESUMED 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/sms56upqg7bzbq37yxczw6gucdgo4ixh>

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 October 4, 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) July 26, 2021

Eligible Members: *Butcher, Glaser, Higgins, Johnson, Kleinhans, Lazarus, Cimei*

F. RESOLUTIONS

None.

G. PUBLIC HEARING

1) COUNTY OF HUNTERDON DEPARTMENT OF PUBLIC SAFETY
EXXON CAPITAL CORP

1545 Route 22 East

Block 30, Lot 30

Application No. PB-2021-08

The Applicant, Hunterdon County Department of Public Safety, is requesting Waiver from Site Plan Approval to install a roof mounted wireless telecommunications repeater and associated equipment atop the existing building at the above referenced property occupied by ExxonMobil. The proposed telecommunications repeater will function as the tower structure to fill an existing gap in emergency communication radio coverage for all County and Municipal Law Enforcement, Fire and EMS throughout Hunterdon County.

H. MASTER PLAN CONSISTENCY REVIEW

1) TOWNSHIP OF CLINTON HUNTERDON COUNTY, NEW JERSEY

Ordinance No. 1159-2021

An Ordinance of the Township of Clinton amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" to change the Zone Classification of the "LeCompte" site on Route 31 (Block 29, Lot 4) from the AH-7 Affordable Housing District to the ROM-1 Research, Office, and Manufacturing District; repeal in their entirety the development regulations applicable to the AH-7 Affordable Housing District; create a new Zoning District to be known as the "AH-10 Affordable Housing District" and establish development regulations applicable thereto; and change the Zone Classification of a ±2.4-acre tract on Grayrock Road (Block 77.01, Lots 2, 3 And 4) from the OB-2 Office Building District to the AH-10 Affordable Housing District, in accordance with the Township's Third Round Affordable Housing Obligations.

I. COMMUNICATIONS

None.

J. 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