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.gov

AGENDA

July 18, 2022

7:00PM

IN-PERSON PUBLIC MEETING 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/08zc20rty2v400m85ma46ifwhlze8qx1

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 x 217, or by e-mail dfilardo@clintontwpnj.org for assistance.

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the July 18, 2022 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 ☐ Cimei

E. MEETING MINUTES

None.

F. RESOLUTIONS

1) GRAYROCK ROAD AREA IN NEED OF REDEVELOPMENT STUDY
2 Grayrock Road, Block 77.01, Lot 3
10 Grayrock Road, Block 77.01, Lot 2
12 Grayrock Road, Block 77.01, Lot 4
42 Fairview Avenue, Block 74, Lot 16
173 Center Street, Block 74, Lot 17.01
3 Grayrock Road, Block 74, Lot 19
Resolution No. PB-2022-0A
Recommendation that property designated on the Township Tax Map as Block 74 Lots 16, 17.01 And 19 And Block 77.01, Lots 2, 3 And 4, be designated as a Non-Condemnation Area in Need of Redevelopment

G. PUBLIC HEARING

1) 1233 ROUTE 31, LLC
Block 88, Lots 10 and 11
Application No. PB-2022-01
Applicant is seeking Preliminary and Final Major Site Plan approval and "c" Variance relief to demolish the existing improvements on Lot 11 to accommodate the development of a new two-story commercial building to be occupied by Hunterdon Roofing, Siding and Window Co.

This application commenced on May 2, 2022 and continued to June 20, 2022 with no need for further notice. The applicant subsequently revised the application to request additional relief and therefore was required to re-notice for a Public Hearing scheduled on July 18, 2022.

H. COMMUNICATIONS

1) Memo dated April 25, 2022 prepared by Tom Behrens Jr., Board Planning Expert Re: 1233 Route 31, LLC
2) Memo dated July 15, 2022 prepared by Tom Behrens Jr., Board Planning Expert Re: 1233 Route 31, LLC
3) Review Report dated April 26, 2022 prepared by Larry Plevier, Board Engineering Expert Re: 1233 Route 31, LLC
4) Memo dated May 20, 2022 prepared by Larry Plevier, Board Engineering Expert Re: Fire Suppression 1233 Route 31, LLC
5) Review Report 2 dated June 15, 2022 prepared by Larry Plevier, Board Engineering Expert Re: 1233 Route 31, LLC
6) Memo dated April 25, 2022 prepared by Jim Mazzucco, Board Landscape Expert Re: 1233 Route 31, LLC
7) Memo dated June 15, 2022 prepared by Jim Mazzucco, Board Landscape Expert Re: 1233 Route 31, LLC
8) Memo dated April 27, 2022 prepared by Jason Harkins, Board Lighting Expert Re: 1233 Route 31, LLC

9) Review Memo 2 dated June 15, 2022 prepared by Jason Harkins, Board Lighting Expert Re: 1233 Route 31, LLC
10) Memo prepared on May 13, 2022 by Steve Milne, CT Fire Marshal and Robert Emery, Fire Chief Re: 1233 Route 31, LLC

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