

*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

November 6, 2023

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/1o7mb5rkh8is9yp4kjgy0t0fnlzy37fo>

Individuals lacking the resources or know-how for technological access to the documents should contact the Planning Department, by telephone at (908) 735-8800 x 217, or by e-mail at planning@clintontwpnj.org for assistance.

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the November 6, 2023 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

Aversa Butcher Johnson Higgins Glaser Kleinhans McCaffrey Mullay
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E. MEETING MINUTES

None

F. RESOLUTIONS

None.

G. MASTER PLAN CONSISTENCY REVIEW

1) ORDINANCE NO. 1190-2023

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 (LAND USE REGULATIONS) OF THE “CODE OF THE TOWNSHIP OF CLINTON” TO CONSOLIDATE VARIOUS ZONING DISTRICTS ALONG THE ROUTE 31 CORRIDOR INTO A NEW HC HIGHWAY COMMERCIAL DISTRICT; CHANGE THE C-1 DISTRICT SURROUNDING THE ANNANDALE TRAIN STATION TO OB-2; CHANGE THE SOUTHERNMOST OB-1 DISTRICT TO RC; AND ESTABLISH NEW CONDITIONAL USE STANDARDS AND DEFINITIONS

H. PUBLIC HEARINGS

None.

I. COMMUNICATIONS

None.

J. NEW BUSINESS

1) PREPARATION OF GRAYROCK ROAD REDEVELOPMENT PLAN

In accordance with the Local Redevelopment and Housing Law (“LRHL”) (N.J.S.A. 40A:12A-1 et seq.), the Planning Board has been directed by the Township Council to prepare a redevelopment plan for the Grayrock Road Area in Need of Redevelopment which includes the following properties:

- 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

Upon review of the Redevelopment Plan prepared by Burgis Associates, Inc. dated October 30, 2023, the Planning Board may make recommendations to make any necessary adjustments to the plan and/or submit the Redevelopment Plan to the Township Council for consideration and adoption.

2) Review and approval of Vouchers

L. REPORTS

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

M. ADJOURN