

*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](http://www.clintontwpnj.gov)

### **AGENDA**

**November 20, 2023**

**7:00PM**

### **IN-PERSON PUBLIC MEETING AT:**

#### **THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING**

**1370 Route 31 North – 3<sup>rd</sup> 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/hvtuvac5jjgcr5d0wyajnrhbgok58ij>**

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](mailto:planning@clintontwpnj.org) for assistance.

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

This is the November 20, 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. PUBLIC HEARINGS

**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 Amended Preliminary Site Plan Approval, Final Site Plan Approval, and Variance relief to construct a multi-family inclusionary housing development.

H. COMMUNICATIONS

**1.) Ingerman Development Supporting Documents(in order on Box):**

- a. Spruce Run – Hydrogeologic Report
- b. Mott MacDonald Review Report
- c. Burgis Associates Review Report
- d. Bosenberg Landscape Review Report
- e. Spruce Run - Application Documents
- f. Spruce Run – Preliminary & Final Major Site Plan
- g. Spruce Run – Architectural Plans
- h. Spruce Run – Surface Water Management Report
- i. Spruce Run – Survey
- j. Spruce Run – Environmental Impact Statement
- k. Spruce Run – Cost Estimate
- l. Spruce Run – Phase II Geologic Investigation
- m. Spruce Run – Traffic Impact Analysis

I. NEW BUSINESS

- 1) Vouchers for review & approval.

L. REPORTS

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

M. ADJOURN