

**CLINTON TOWNSHIP PLANNING BOARD
ANNUAL REORGANIZATION MEETING**

AGENDA

JANUARY 8, 2024

7:00PM

**IN-PERSON/VIRTUAL 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 are accessible via the following Box Account link:
<https://app.box.com/s/vp5v1304bwjwpjvejfavt0e4ycjvd9mb>

This meeting can be accessed virtually via the following Microsoft Teams Account link:
[Click here to join the meeting](#) – Meeting ID: 283 075 372 604 – Passcode: 4495fs

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

A. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY

This is the January 8, 2024, 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 bulletin boards in the Municipal Building and sent to the Hunterdon County Democrat no later than the Friday prior to the meeting.

B. ROLL CALL

Aversa Butcher Cimei Glaser Higgins Johnson Kleinhans McCaffrey Mullay

C. NOMINATIONS AND ELECTIONS

D. APPOINTMENT OF PROFESSIONALS

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Engineering Expert	Larry Plevier, PE, CME	Mott MacDonald
4	Traffic Expert	Larry Plevier, PE, CME	Mott MacDonald
5	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
6	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP,	Land Solutions Engineering, LLP

		CME, CPWM	
7	Planning Experts	Joseph H. Burgis, PP, AICP and Tom Behrens, PP, AICP	Burgis Associates, Inc.
8	Landscape Architect	Jim Mazzucco, LLA	B.W. Bosenberg & Co., Inc.
9	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
10	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
11	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
12	Wireless Communications Expert	Charles A. Hecht, PE	Charles A. Hecht Associates, Inc.
13	Board Stenographer	Jacqueline Klapp, Certified Court Reporter	Jacqueline Klapp
14	Secretary provided by Township	Taylor Gribbin	Township of Clinton
15	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media

E. APPROVAL OF 2024 MEETING CALENDAR

F. APPROVAL OF 2024 RULES AND REGULATIONS

G. APPROVAL OF VOUCHERS

H. APPROVAL OF MEETING MINUTES

- 1) November 6, 2023
Eligible Members: Aversa, Butcher, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay
- 2) November 20, 2023
Eligible Members: Aversa, Cimei, Glaser, Kleinhans, McCaffrey
- 3) December 4, 2023
Eligible Members: Aversa, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay
- 4) December 18, 2023 (Special Meeting)
Eligible Members: Aversa, Cimei, Glaser, Higgins, Kleinhans, McCaffrey, Mullay

I. RESOLUTIONS

- 1) RESOLUTION 2023-03
 CHABAD OF HUNTERDON COUNTY
 BLOCK 90 LOT 2.15 – 63 PAYNE ROAD
 CTPB APPLICATION NO. 2017-08
 ADOPTING THE MEMORIALIZATION THE GRANT OF: (1) A THIRD MODIFICATION OF CONDITION #12 OF FINAL SITE PLAN APPROVAL RESOLUTION NO. 2018-01 TO ALLOW A THIRD EXTENSION OF THE TIME WITHIN WHICH APPLICANT MUST OBTAIN A PERMANENT CERTIFICATE OF OCCUPANCY; AND (2) MODIFICATION OF CONDITION #18 OF RESOLUTION NO. 2023-01 TO ALLOW AN EXTENSION OF THE TIME WITHIN WHICH APPLICANT MUST SUBMIT A COMPLETE APPLICATION FOR AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL AS TO THE LANDSCAPING PLAN.
 CTPB APPLICATION NO. 2017-08

2) RESOLUTION 2023-04

INGERMAN DEVELOPMENT COMPANY LLC

BLOCK 70 LOTS 6 AND 6.01 – 1726 AND 1730 ROUTE 31

CTPB APPLICATION NO. 2021-07

ADOPTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL, A “C (1)” VARIANCE FOR RETAINING WALL SEPERATION AND HEIGHT, AND EXCEPTIONS FROM THE TREE REPLACEMENT REQUIREMENTS, LANDSCAPE BUFFER AND GROUNDWATER RECHARGE REQUIREMENTS, TO ALLOW CONSTRUCTION OF AN INCLUSIONARY MULTIFAMILY DEVELOPMENT.

CTPB APPLICATION NO. 2021-07

J. PUBLIC HEARINGS

None.

K. COMMUNICATIONS

- 1) Notice of Public Hearing on 01/09/2024 for Block 4 Lot 1.05 - 600 Corporate Drive, dated 12/28/2023 from the Borough of Lebanon.

L. REPORTS

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

M. ADJOURNMENT