

*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

February 5, 2024

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/zj6vw9y5u7oicqisl1z33n5kt0ek5aa8>

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 tgribbin@clintontwpnj.org for assistance.

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the February 5, 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 Star Ledger, 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 sent to the Hunterdon County Democrat, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Aversa Butcher Johnson Higgins Glaser Kleinhans Mullay McCaffrey Cimei

E. MEETING MINUTES FOR APPROVAL

- 1) November 6, 2023
- 2) November 20, 2023
- 3) December 4, 2023
- 4) December 18, 2023 – Special Meeting
- 5) January 22, 2024 – Re-Organization Meeting

F. APPROVAL OF UPDATES TO 2024 RULES & REGULATIONS

G. APPROVAL OF APPOINTMENT OF CONFLICT ATTORNEY

H. RESOLUTIONS

1) **Resolution No. 2023-05 - Clinton Agricultural Associates, LLC**

1101 Route 22 - Block 7, Lot 3

Application No. PB-2013-14

Modification of conditions #15 and #16 of Resolution No. 2013-29 to extend the time within which the applicant must obtain permits and certificates of occupancy for phases 1 and 2 of the proposed development and to extend the time within which to complete the paved parking area beyond the extensions granted in Resolution No. 2018-12.

I. PUBLIC HEARING

1) **PUBLIC HEARING - New York Life Insurance Company**

111 Cokesbury Road – Block 3, Lot(s) 17, 26, & 30

Application No. 2023-03

Applicant is seeking approval for an amendment to a site plan for preliminary and final major site plan for the replacement of one existing 38kv substation transformer, with a new 5-7000 MVA transformer, accessories and blast walls, as well as variances for a front yard setback of 75.5 feet where 250 feet is required, and fences with barbed wire where such fences are not permitted, and for variance(s), exception(s) and/or other relief as required by the Board

2) **SITE PLAN WAIVER REQUEST - Blossom Hill Plaza**

1060 Route 22 – Block 4.03 Lot 3

Applicant sought an administrative waiver for a Hair Studio at Blossom Hill Plaza. After a review with the Board Chairman – it was decided this would be reviewed with the Board due to the Administrative Officer being new to position. In addition, Resolution 2008-28, Section D 2 states that “While uses principally permitted in the zone in which the property is situated, currently the ROM-1 zone, would be permitted on the property without a d (2) use variance, any such use shall not be permitted on the property unless and until the applicant first applies for and the Planning Board then grants site plan approval.

3) **PUBLIC HEARING – Chabad of Hunterdon County**

68 Payne Road – Block 90 Lot 2.15

Applicant is seeking preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46b and 50a and the Land Use Regulations of the Township of Clinton (“Code”) § 165-36, with exceptions pursuant to N.J.S.A. 40:55D-51a and b and Code § 165-82, and such variance(s), exception(s) and/or other relief as may be required so as to permit approval a revised landscaping plan with design exceptions. Specifically, the Applicant requests exceptions to the buffering and reforestation requirements of the Land Use Regulations of the Township of Clinton (“Code”) § 165-77.

J. COMMUNICATIONS

- 1) Highlands Council Notice of Public Hearing dated 1.29.2024

K. NEW BUSINESS

- 1) Vouchers

L. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Environmental Commission
- 4) Report from Historic Preservation Commission
- 5) Report from Open Space Committee

M. ADJOURN