

*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

June 17, 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/s4hc1aui6bc9f5ou68438j8seik4xypq>

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 June 17, 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.) May 6, 2024 – Regular Meeting Minutes
Eligible to vote: Aversa, Higgins, Glaser, Kleinhans, Mullay, McCaffrey, Cimei
- 2.) May 20, 2024 – Special Meeting Minutes
Eligible to vote: Aversa, Butcher, Glaser, Kleinhans, McCaffrey, Cimei
- 3.) June 3, 2024 – Regular Meeting Minutes
Eligible to vote: Butcher, Higgins, Glaser, Kleinhans, McCaffrey, Cimei

F. VOUCHERS FOR REVIEW & APPROVAL

G. RESOLUTIONS

H. MASTER PLAN CONSISTENCY REVIEW

- 1.) Ordinance No. 1202-2024

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

I. PUBLIC HEARINGS

- 1.) Goodwill Industries Inc.
235 Main St. – Block 5 Lot 4
Application No. 2024-04

Applicant is seeking Preliminary and Final Site Plan Approval.

J. COMMUNICATIONS

K. NEW BUSINESS

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