

*The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

REVISED AGENDA

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

February 5, 2018

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the February 5, 2018 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 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

Butcher Scheick Higgins Kilduff Kleinhans McTiernan Pfeffer
 Mardini Cimei

E. MEETING MINUTES

- 1) January 9, 2017
- 2) January 30, 2017
- 3) March 20, 2017 (Closed Executive Session)
- 4) August 21, 2017 (Closed Executive Session)
- 5) September 18, 2017
- 6) November 6, 2017
- 7) November 6, 2017 (Closed Executive Session)
- 8) December 4, 2017

F. RESOLUTIONS (*Distributed by Jonathan Drill via email*)

- 1) CHABAD OF HUNTERDON COUNTY, INC.
Block 90, Lot 2.15
Payne Road
Application No. 2017-08
Resolution No. 2018-01
Resolution Memorializing Grant of Final Site Plan Approval
Eligible Members: Butcher, Higgins, Kilduff, Kleinhans, Mardini, McTiernan, Pfeffer

- 2) OAK KNOLL VILLAGE CONDOMINIUM ASSOCIATION, INC.
Block 82.13, Lot 64
Application No. PB-2015-10
Resolution No. 2015-21
Resolution memorializing waiver of site plan approval to allow
Replacement of 75 existing lighting fixtures with 26-watt led luminaries to be mounted on
existing poles.
Eligible Members: Higgins, Kleinhans, Mardini, Scheick, Cimei

- 3) NEW YORK LIFE INSURANCE COMPNAY
110 COKESBURY ROAD
BLOCK 3, LOT 26
RESOLUTION NO. 2015-22
APPLICATION NO. PB 2015-12
Resolution Memorializing Waiver of Site Plan Approval with Exception to allow
Replacement of 52 existing Light Heads with new Led Fixtures on existing Lighting Poles.
Eligible Members: Higgins, Kleinhans, Mardini, Scheick, Cimei

G. NEW BUSINESS

- 1) Approval of Vouchers

H. PUBLIC HEARINGS

- 1) HUNTERDON PREPARATORY SCHOOL
Block 13, Lot 3
11 Spencer Lane
Applicant is seeking a Waiver of Site Plan for the proposed construction of a new paver
patio and gazebo.

- 2) BEAVER BROOK URBAN RENEWAL ASSOCIATES, LLC
Willows at Annandale Village
Block 60.03, Lot 26
Beaver Avenue (CR-626) & Austin Hill Road

Applicant is seeking Amended Preliminary Site Plan Approval and initial Final Site Plan Approval to construct a residential development consisting of six (6) residential buildings containing sixty-six (66) affordable multi-family units together with associated common and amenity space, an outdoor play area, parking spaces and related improvements. The Applicant is proposing to construct thirteen (13) one-bedroom units, thirty-six (36) two-bedroom units and seventeen (17) three-bedroom units to be distributed among the six (6) residential buildings. The Applicant is further proposing to reuse the existing historic main house structure as a community building. The Applicant is also seeking various “c” variances.

H. COMMUNICATIONS

- 1) Report from Andrea Malcolm, Board Planning Expert re: Hunterdon Preparatory School
- 2) Report from Cathy Marcelli, Board Engineering Expert re: Beaver Brook Urban Renewal Associates, LLC
- 3) Report from Tom Behrens, Board Planning Expert re: Beaver Brook Urban Renewal Associates, LLC
- 4) Report from Brian Bosenberg, Board Landscape Expert re: Beaver Brook Urban Renewal Associates, LLC
- 5) Report from Jason Harkins, Board Lighting Expert re: Beaver Brook Urban Renewal Associates, LLC
- 6) Report from Michael Hanrahan, Board Architectural Expert re: Beaver Brook Urban Renewal Associates, LLC
- 7) Letter from Michael Wright, Clinton Township Construction Official dated January 30, 2018 re: Beaver Brook Urban Renewal Associates, LLC
- 8) Letter from Steven Milne, Township Fire Marshal dated January 29, 2018 re: Beaver Brook Urban Renewal Associates, LLC
- 9) Report from Jeffrey Keller, Board Environmental Expert re: Beaver Brook Urban Renewal Associates, LLC
- 10) Report from Laurie Gneiding of the Clinton Township Environmental Commission re: Beaver Brook Urban Renewal Associates, LLC
- 11) Email from Jonathan Drill, Board attorney re: Clinton Township Environmental Commission report
- 12) Report from Matt Mulhall, Board Geology and Hydrogeology Expert re: Beaver Brook Urban Renewal Associates, LLC

G. REPORTS

- 1) Report from Council
- 2) Report from Ordinance Subcommittee
- 3) Report from Open Space
- 4) Report from Environmental Commission

H. ADJOURN