

*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.com

AGENDA

May 3, 2021

7:00PM

THE CLINTON TOWNSHIP PLANNING BOARD HAS CHANGED THE FORMATS OF ITS REGULAR MEETINGS FOR THE DURATION OF THE COVID-19 PUBLIC HEALTH EMERGENCY TO “VIRTUAL” MEETINGS VIA A “VIRTUAL” VIDEO BRIDGE.

THESE CHANGES HAVE BEEN INSTITUTED TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.

PUBLIC ACCESS TO THIS MEETING WILL BE AS FOLLOWS:

Web Bridge: <https://townshipofclinton.my.webex.com/meet/boardmeetings>

Audio only Dial-in bridge: 1-408-418-9388 **Access code:** 794 584 756 #

TIPS FOR FIRST TIME WEBEX USERS:

<https://help.webex.com/en-us/n665eiq/Join-a-Cisco-Webex-Meeting-for-the-First-Time-as-a-Guest>

First time Webex users will most likely need to download and install the software or they might also be presented with the option to join via the web without downloading the software.

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/gpu70ho2ru53bq8xabaumr7jyj8q5y3d>

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

This is the May 03, 2021 “Virtual” 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

Butcher Glaser Higgins Johnson Kleinhans Lazarus Mullay Scheick Cimei

E. MEETING MINUTES

- 1) March 1, 2021
Eligible Members: Glaser, Higgins, Kleinhans, Lazarus, Mullay, Scheick, Cimei
- 2) April 5, 2021
Eligible Members: Glaser, Higgins, Kleinhans, Lazarus, Mullay, Scheick, Cimei

F. RESOLUTIONS

- 1) WILLETS OWN, LLC
1221 Route 31 South
Block 89, Lot 5
Application No. 2021-02
Resolution No. 2021-02
Minor Site Plan Approval
Eligible Members: Glaser, Higgins, Kleinhans, Lazarus, Mullay, Scheick, Cimei

G. MASTER PLAN CONSISTENCY REVIEW

- 1) ORDINANCE NO. 1150-2021
An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Amending Clinton Township's Land Use Regulations to Prohibit All Classes of Cannabis Businesses within the Township.

H. PUBLIC HEARING

- 2) NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
79 Beaver Avenue
Block 59, Lot 3
Application No. 2021-03
Applicant is seeking a Waiver of Site Plan Application Review to modify an existing telecommunications facility and add a generator.

I. COMMUNICATIONS

- 1) Memo dated April 29, 2021 from Thomas Behrens, Jr. Re: New Cingular Wireless PCS, LLC ("AT&T").

J. NEW BUSINESS

- 1) Review and approval of Vouchers

G. REPORTS

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

H. ADJOURN