

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

AGENDA

CLINTON TOWNSHIP PLANNING BOARD

www.clintontwpnj.com

September 21, 2015

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, N. J. 08801

- 1) CALL TO ORDER
- 2) FLAG SALUTE
- 3) PUBLIC NOTICE

This is the September 21, 2015 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.

- 4) ROLL CALL

Butcher Scheick Higgins Kilduff Kleinhans Mardini Mullay
 D'Alleinne Cimei

- 5) MINUTES

1. **CLOSED SESSION of August 17, 2015**

- 6) RESOLUTIONS (Dist. by J. Drill via email.)

2. **CELLCO PARTNERSHIP dba VERIZON WIRELESS, Block 7, Lot 33
42 CHERRY STREET**

Resolution No. 2015-10, Application No. 2015-07

Waiver of Site Plan Review and Approval Pursuant to Ordinance Section 165-36.A.(1) to allow 4G LTE Technology Upgrade to Verizon Wireless Communications Facility.

Eligible Members: D'Alleinne, Higgins, Kleinhans, Mardini, Mullay, Scheick

**3. CELLCO PARTNERSHIP dba VERIZON WIRELESS, Block 59, Lot 3
79 Beaver Avenue**

Resolution No. 2015-11, Application No. 2015-08

Waiver of Site Plan Review and Approval Pursuant to Ordinance Section 165-36.A.(1) to allow 4G LTE Technology Upgrade to Verizon Wireless Communications Facility.

Eligible Members: D'Alleinne, Higgins, Kleinhans, Mardini, Mullay, Scheick

**4. CELLCO PARTNERSHIP dba VERIZON WIRELESS, Block 89, Lot 5.02
1217 Route 31 South**

Georges Plumbing / Heddon Brothers Site

Resolution No. 2015-12, Application No. 2015-11

Waiver of Site Plan Review and Approval Pursuant to Ordinance Section 165-36.A.(1) to allow 4G LTE Technology Upgrade to Verizon Wireless Communications Facility.

Eligible Members: Cimei, D'Alleinne, Higgins, Kleinhans, Mardini, Scheick

**5. NOVACAT ENTERPRISES, LLC D/B/A COUNTRY SQUARE PLAZA
Melissa Murphy Rafano d/b/a Sweet Melissa Patisserie**

Block 89, Lots 8 & 8.02

Resolution No. 2015-13, Application No. 2015-13

Waiver of Site Plan Approval to Allow a Combined Bakery and Fast Food Establishment to Operate in Units 1 & 2 of Country Square Plaza I Without Additional Parking Spaces.

Eligible Members: Cimei, D'Alleinne, Kleinhans, Mardini, Mullay, Scheick

7) EXTENSION OF TIME REQUEST

1) THE COMMONS ON PAYNE, BLOCK 90, LOT 2

Application # 2011-06

Applicant requests 2 additional one year Extensions to meet the conditions of Resolution No. 2011-17R

8) PUBLIC HEARINGS

1) NEW YORK LIFE, Block 3, Lot 26

Application # 2015-12

Applicant seeks Waiver of Site Plan Review to remove and replace lighting heads from existing lighting poles

2) SJN PROPERTIES, LLC- Block 90, Lot 2.01

Application No. 2013-09- Resolution No. 2013-23

Modification Request of condition # 7b of Resolution No. 2013-23

9) WORKSESSION ON MASTER PLAN RE-EXAM REPORT

10) EXECUTIVE SESSION

Closed session for attorney client privileged advice regarding Mount laurel Declaratory Judgment litigation and the 2015 HPE&FSP.

11) NEW BUSINESS

1. Approval of Vouchers

12) REPORTS

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

13) COMMUNICATIONS

1. Report from Jason Harkins re: New York Life
2. Letter from Dilts & Koester re: request to modify Resolution No. 2013-23 for SJN Properties, LLC.
3. Letter from NJ Highlands Council re: Township of Clinton
Scope of Work for Updates to Plan Conformance Grants Modules 2, 3 and 7
Amended Plan Conference Grant # 033-011-1006
4. Memo from Andrea Malcolm re: Master Plan Re-Exam
5. Letter from Hunterdon County Planning Board re: Positive Train Control Towers

14) ADJOURN