

*(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](http://www.clintontwpnj.com)

March 21, 2016

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

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

This is the March 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  McTiernan  Pfeffer
  - Mardini  Cimei

- 5) MINUTES

1. EXECUTIVE CLOSED SESSION MINUTES of February 17, 2016

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

1. SJN PROPERTIES, LLC, PAYNE FARMS MAJOR SUBDIVISION  
Block 90, lot 2.01, Application No. 2013-09  
**Resolution No. CTPB-2016-01**  
Modification of condition #7 of Resolution No. 2013-23

2. CLINBAR, LLC (FORMER OL' WEST BBQ – LMG CLINTON, LLC)  
Block 29, lot 34. Application No. 2006-07  
**Resolution No. CTPB-2016-02**  
Fourth extension of the time within which to comply with conditions #10 and #12 of Resolution No. 2007-13 relating to obtaining signed plans and completing construction improvements.

3. CLINBAR, LLC (FORMER OL' WEST BBQ – LMG CLINTON, LLC)  
BLOCK 29, LOT 34. Application No. 2006-07  
**Resolution No. CTPB-2016-03**  
Amended Final Site Plan Approval

7) REQUEST FOR EXTENSION OF TIME

1. CRC COMMUNITIES AT HEADLEY FARM ESTATES, INC., Block 46, Lots 33 and 33.01. Applicant is seeking an additional One-Year extension of the Final Subdivision approval protection period from February 6, 2016 to February 6, 2017 as well as an additional One Year extension of time in which to obtain signatures on the final plan and to record the final plat from February 6, 2016 to February 6, 2017.

8) PUBLIC HEARING

1. THE FOOD CURE, Block 59, Lot 4.01  
Applicant is seeking Preliminary and Final Major Site Plan approval to convert the former PNC Bank site to a restaurant.

9) NEW BUSINESS

1. Approval of Vouchers

10) REPORTS

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

11) COMMUNICATIONS

1. Letter from Hunterdon County Soil Conservation District re: Clinbar Inc.
2. Letter from Guliet D. Hirsch, Esq. re: CRC Communities at Headley Farm Estates, Block 46, Lots 33 and 33.01
3. Report from Cathy Marcelli, Engineering Expert, re: The Food Cure
4. Report from Jason Harkins, Lighting Expert, re: The Food Cure
5. Report from Andrea Malcolm, Planning Expert, re: The Food Cure
6. Report from Brian Bosenberg, Landscape Architect Expert, re: The Food Cure
7. Letter from Robert Emery, Annandale Hose Co. #1 Fire Chief, re: The Food Cure

12) ADJOURN