

*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

May 7, 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 May 7, 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 Higgins Kilduff Kleinhans Mardini McTiernan Pfeffer Scheick
 Cimei

E. MEETING MINUTES

1) Minutes of March 6, 2017

Eligible Members: *Cimei, Higgins, Kilduff, Mardini, McTiernan, Pfeffer, Scheick*

2) Minutes of January 15, 2018

Eligible Members: *Butcher, Cimei, Higgins, Kilduff, Kleinhans, Mardini, McTiernan*

3) Minutes of April 16, 2018

Eligible Members: *Butcher, Higgins, Kleinhans, Mardini, McTiernan, Cimei*

F. RESOLUTIONS

None.

G. OLD BUSINESS

- 1) CLINTON AGRICULTURAL ASSOCIATES, LLC
Old Mountain Farm
Block 7, Lot 3
Continued Hearing

Applicant is seeking an Amended Preliminary and Final Site Plan approval. The applicant received Preliminary and Final Site Plan Approval for the construction of a 11,994sf farm market building and office, a 27,000sf greenhouse, two parking areas to accommodate 170 spaces, a new septic system, loading area and a stormwater management system. The applicant is seeking the amendment to replace the previously approved Fire Storage Tank with a surface pond and make modifications to the previously approved stormwater management system.

This matter is carried from April 16, 2018.

H. NEW BUSINESS

- 1) Approval of Vouchers

I. EXECUTIVE CLOSED SESSION FOR ATTORNEY-CLIENT PRIVILEGED ADVICE REGARDING AFFORDABLE HOUSING COMPLIANCE.

J. PUBLIC HEARING

- 1) 2018 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

K. MASTER PLAN CONSISTENCY REVIEW

ORDINANCE NO. 1114-18

An ordinance amending the Township Code Chapter 165, Land Use Regulations, part 7, Zoning Regulations, for the creation of Zoning District AH-5 Affordable Housing District to facilitate the development of a 100% affordable housing development at the property commonly known as "The Marookian Site," Block 82 Lots 4 & 4.03

L. COMMUNICATIONS

- 1) Memo dated April 26, 2018 from Carla Conner, Township Clerk re: Ordinance No. 1114-18.
- 2) Memo dated May 3, 2018 from Tom Behrens, Township Affordable Housing Planner re: Master Plan Consistency of Ordinance No. 1114-18.

G. REPORTS

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

H. ADJOURN