

*(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.township.clinton.nj.us**

December 16, 2013

**7:00PM**

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, N. J. 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the December 16, 2013 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 vestibule of the Municipal Building and outside the Planning and Zoning Office on the 1<sup>st</sup> floor of the 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

- Higgins  D'Alleinne  Brady  Scheick  Cimei  Mullay  Kleinhans
- Marra  Mardini  Alt. 1  Alt. 2

E. MINUTES

1. Regular Minutes of November 4, 2013 meeting.

F. RESOLUTIONS (Dist. by J. Drill.)

1. **PAYNE FARMS, Block 90, Lot 2.01**

Resolution #2013- 23, Application #2013-09

Final Major Subdivision Approval

Eligible Members: Cimei, Mullay, Kleinhans, Mardini and D'Alleinne.

2. **T-MOBILE, Block 13, Lot 1**  
Resolution #2013-24, Application #2013-13  
Condition Modification and Extension of Temporary Site Plan Approval for Cell on Wheels  
Eligible Members: Cimei, Mullay, Kleinhans, Mardini and D'Alleinne.
3. **SPRINT, Block 89, Lot 5.02**  
Resolution #2013-25, Application #2013-16  
Waiver of Site Plan Review and Approval for Facility Upgrade to 4G Technology  
Eligible Members: Higgins, D'Alleinne, Scheick, Cimei and Mullay.

#### G. WAIVER OF SITE PLAN

1. **CENTURYLINK/ Block 75, Lot 1**  
Application #2013-19  
Applicant is seeking to install larger fuel tank for existing generator.  
Eligible Members: All.

#### H. PUBLIC HEARING

1. **NY LIFE, Block 3, Lots 17, 26 & 30**  
Application #2013-15  
Applicant is proposing to replace electrical transformer substation, which will encroach into front yard setback.  
Eligible Members: All.
2. **CLINTON AGRIC. ASSOC./OLD MOUNTAIN FARM, Block 7, Lot 3**  
Application #2013-14 (Continued from 12/2/13)  
Applicant proposes to construct a farm market, greenhouse and related site improvements including parking areas and a detention basin.  
Eligible Members: Higgins, D'Alleinne, Scheick, Cimei and Mullay.
3. **RUTLAND PLAZA/BOURBON STREET, Block 70, Lot 2**  
Application #2013-11 (Continued from 11/4/13)  
Applicant proposes to convert existing building to retail and restaurant space.  
Eligible Members: D'Alleinne, Brady, Scheick, Cimei, Kleinhans, Marra and Mardini.

#### I. NEW BUSINESS

1. Approval of Vouchers

#### J. REPORTS

1. Report from Council
2. Report from Ordinance Subcommittee

3. Report from Open Space
4. Report from Environmental Commission

K. COMMUNICATIONS

1. Report from M. Sullivan, Re: CenturyLink, 12/5/13
2. Report from M. Sullivan, Re: NY Life, 12/3/13
3. Report from B. Bosenberg, Re: Bourbon Street, 12/9/13
4. Report from C. Marcelli, Re: Bourbon Street, 12/10/13
5. Report from J. Harkins, Re: Bourbon Street, 12/10/13
6. Report from M. Sullivan, Re: Bourbon Street, 12/11/13
7. Exhibits A-D from C. Nusser, Re: Old Mountain Farm, 12/6/13
8. Report from M. Wright, Re: Old Mountain Farm, 12/11/13
9. Open Space Minutes

L. ADJOURN