

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

**CLINTON TOWNSHIP BOARD OF ADJUSTMENT**

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

July 23, 2018

**AGENDA**

7:00PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. PUBLIC NOTICE**

This the July 23, 2018 public meeting of the Zoning 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**

Filus  Glaser  Lefkus  Lewis  Matsen  McCaffrey  Roberts  Stevens  
 Yager

**E. NEW BUSINESS**

1) Vouchers

**F. MEETING MINUTES**

1) January 22, 2018 (Closed Session)

Eligible Members: *Filus, Glaser, Lefkus, Lewis, Matsen, Roberts*

2) May 21, 2018

Eligible Members: *Glaser, Lefkus, McCaffrey, Roberts, Stevens, Yager*

**G. REQUEST FOR EXTENSION OF TIME**

- 1) ZINN REALTY, LLC  
Block 74, Lots 16, 18, 19  
Applicant is requesting a further Extension of Time within which to obtain construction permits, expiration dates of Final Site Plan Approval and related “C” Variances and exceptions, and expiration of Final Site Plan extension period.

**H. PUBLIC HEARINGS**

- 1) NAGLE CREEK, LLC  
Block 61, Lot 3  
107 Annandale-High Bridge Road  
Applicant is seeking a Use Variance to convert a single-family dwelling, previously used as a two-family dwelling, into a two-family dwelling.
- 2) MARK C. H. MANDELL  
Block 34, Lot 10.02  
42 Herman Thau Road  
Applicant is requesting a Side Yard setback Variance and a Height Variance to construct a 960sf accessory building with a height of 18’8”.

**A. COMMUNICATIONS/REPORTS**

- 1) Letter dated June 27, 2018 from Don Shuman, re: Zinn Realty, LLC
- 2) Report dated July 13, 2018 from Tom Behrens Jr., PP, AICP, Board Planning Expert re: Nagle Creek, LLC.
- 3) Memo dated July 11, 2018 from Michael Wright, Township Construction Official re: Nagle Creek, LLC.
- 4) Report dated July 13, 2018 from Tom Behrens Jr., PP, AICP, Board Planning Expert re: Mandell.

**I. ADJOURNMENT**