

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

DATE: February 26, 2018

Chairman McCaffrey called the meeting to order at 7:00pm.

Chairman McCaffrey led the Flag Salute.

Chairman McCaffrey read the Public Notice.

This is a 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 outside the Planning and Zoning Office 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.

MEMBERS IN ATTENDANCE

Filus, Glaser, Lefkus, Lewis, Matsen, McCaffrey, Stevens
Ms. Stevens arrived at 7:25pm

MEMBER ABSENT

Yager

PROFESSIONALS/STAFF IN ATTENDANCE:

- 1) Jonathan Drill, Esq., of Stickel, Koenig, Sullivan and Drill, Board Attorney
- 2) Denise Filardo, Board Secretary

VOUCHERS

A motion was made by Mr. McCaffrey and seconded by Mr. Matsen to approve the vouchers for payment. The vote record follows.

| Roll Call: Payment of Vouchers | | | | | | |
|---------------------------------------|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Filus | | | X | | | |
| Lefkus | | | X | | | |
| Glaser (Alt. 2) | | | X | | | |
| Lewis | | | X | | | |

| | | | | | | |
|----------------|---|---|---|--|--|---|
| Matsen | | X | X | | | |
| McCaffrey | X | | X | | | |
| Roberts | | | X | | | |
| Stevens | | | | | | X |
| Yager (Alt. 1) | | | | | | X |

MINUTES

None.

RESOLUTIONS

1) **MARILY RHYNE HERR**

Block 16, Lot 73

182 Stanton Mountain Road

Application No. 2017-04

Resolution No. BOA-2017-12

Interpretation and certification of use of an apartment in

A detached accessory garage by a family member of the occupant of the dwelling on the property and “D(1)” use Variance to allow use of the apartment in the detached accessory garage as an accessory apartment by a Caretaker of the residential portion of the property

Eligible Members: Filus, Lefkus, Lewis, Matsen, McCaffrey, Olsen & Roberts.

A motion was made by Mr. Lefkus and seconded by Dr. Lewis to adopt Resolution No. 2017-02. The vote record follows.

| Roll Call: Resolution No. 2017-02 Marilyn Rhyne Herr Blk 16, Lot 73 | | | | | | |
|--|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Filus | | | X | | | |
| Lefkus | X | | X | | | |
| Glaser (Alt. 2) | | | | | X | |
| Lewis | | X | X | | | |
| Matsen | | | X | | | |
| McCaffrey | | | X | | | |
| Roberts | | | X | | | |
| Stevens | | | | | X | X |
| Yager (Alt. 1) | | | | | X | X |

2) **111 COKESBURY ROAD, LLC**

Block 13, Lot 11.01 and Block 1, Lot 3

Safavieh Warehouse

Application No. 2017-09

Resolution No. BOA-2018-01

Grant of Waiver of Site Plan to install three (3) egress doors required by Uniform

Construction Code.

Eligible Members: *Filus, Glaser, Lefkus, Lewis, Matsen, Roberts & Yager.*

A motion was made by Mr. Matsen and seconded by Mr. Filus to adopt Resolution No. 2018-01. The vote record follows.

| Roll Call: Resolution No. 2018-01 – 111 Cokesbury Road, Blk 13, Lot 11.01 & Blk 1, Lot 3 | | | | | | |
|---|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Filus | | X | X | | | |
| Lefkus | | | X | | | |
| Glaser (Alt. 2) | | | | | Abstained | |
| Lewis | | | X | | | |
| Matsen | X | | X | | | |
| McCaffrey | | | | | X | |
| Roberts | | | X | | | |
| Stevens | | | | | X | X |
| Yager (Alt. 1) | | | | | X | X |

3) MULLAY, BRIAN AND AMY

Block 21, Lot 7

9 Old Clinton Road

Application No. 2017-10

Resolution No. BOA-2018-02

Grant of a “C(1)” Variance from the front yard setback to construct a second floor addition to the existing single story dwelling.

Eligible Members: *Filus, Glaser, Lefkus, Lewis, Matsen, Roberts & Yager.*

A motion was made by Mr. Roberts and seconded by Mr. Filus to adopt Resolution No. 2018-02. The vote record follows.

| Roll Call: Resolution No. 2018-02 – Mullay, Blk 21, Lot 7 | | | | | | |
|--|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Filus | | X | X | | | |
| Lefkus | | | X | | | |
| Glaser (Alt. 2) | | | X | | | |
| Lewis | | | X | | | |
| Matsen | | | X | | | |
| McCaffrey | | | | | X | |
| Roberts | X | | X | | | |
| Stevens | | | | | | X |
| Yager (Alt. 1) | | | | | | X |

REQUEST FOR EXTENSION OF TIME

1) PLATYPUS ENTERPRISES, LLC

Block 13.01, Lot 3
 1460 Route 22 West
 Application No. 2015-09
 Resolution No. 2017-07

Applicant is requesting an Extension of Time within which to revise the plans and other documents and to obtain signatures on the plans.

At the request of the applicant, this matter was carried to the March 26th meeting.

REVOCAION OF APPROVAL WITHOUT PREJUDICE BY APPLICANT TO ALLOW THE APPLICANT TO REFILE THE APPLICATION IN THE FUTURE

1) FOX MEADOW PROPERTIES, LLC

Ted and Eunice Bench
 Block 95, Lot 2
 Application No. 2008-12
 Resolution No. 2010-20

Applicant is requesting a revocation of prior approval without prejudice to allow the applicant to refile the application in the future.

The Applicant applied for and the Board granted a “Section 36” Variance from the requirement that a lot abut a street and “C(1)” Variance from the requirement that a lot have a minimum of 150-feet of frontage on a street to permit construction of a dwelling and a barn on property that does not abut a street.

The applicant requested and the Board granted three (3) extensions of the time within which the applicant must obtain construction permits, the last of which expires on February 28, 2018. The applicant’s attorney, John P. Gallina, Esq. advised the Board via letter dated February 5, 2018 that the applicant will not be proceeding further at this time and may re-apply at a future date.

Attorney Drill advised the Board that this request would be considered a revocation of approval without prejudice by the applicant to allow the applicant to refile the application in the future.

A motion was made by Mr. Matsen and seconded by Mr. Filus to revoke the prior approval without prejudice. The vote record follows.

| Roll Call: Fox Meadow Properties – Bench – Blk 95, Lot 2 | | | | | | |
|---|---------------|------------|------------|-----------|---------------------|---------------|
| Member | Motion | 2nd | Yes | No | Not Eligible | Absent |
| Filus | | X | X | | | |
| Lefkus | | | X | | | |
| Glaser (Alt. 2) | | | | | X | |

| | | | | | | |
|----------------|---|--|---|--|--|---|
| Lewis | | | X | | | |
| Matsen | X | | X | | | |
| McCaffrey | | | X | | | |
| Roberts | | | X | | | |
| Stevens | | | X | | | |
| Yager (Alt. 1) | | | | | | X |

ADJOURNMENT

A motion was made by Dr. Lewis and seconded by Ms. Stevens to adjourn. The Board concurred unanimously and the meeting was adjourned at 7:36pm.

Respectfully Submitted,

Denise Filardo
Planning and Zoning Board Secretary

These minutes were approved on March 26, 2018.