

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

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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May 21, 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 May 21, 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) December 18, 2017 (Closed Session)
- 2) January 22, 2018
- 3) January 22, 2018 (Closed Session)
- 4) March 26, 2018

G. REQUEST FOR VACATION OF USE VARIANCE

1) PLATYPUS ENTERPRISES, LLC

Block 13.01, Lot 3
1460 Route 22 West
Application No. 2014-01
Resolution No. 2015-09

The applicant obtained from the Clinton Township Board of Adjustment (as memorialized in Resolution No. 2015-09) bifurcated “D(1)” variances to allow the applicant to change the use of the property from a prohibited bus depot to two other prohibited uses and two unrelated principal buildings, consisting of constructing an addition to an existing garage building and converting it to a washing, maintenance and repair garage for use by the applicant’s construction / excavation business, use of an above ground storage fuel tank related to the construction business, and conversion of a former residential building that was also used as an office into two moderate income rental apartments. Subsequently, the applicant obtained from the Board bifurcated Preliminary and Final Site Plan Approval with temporary “C(1)” variances (as memorialized in Resolution No. 2015-15), for existing septic system and exceptions from certain site plan ordinance landscape buffer requirements.

The applicant is now requesting to abandon the conversion of the residential building.

H. RESOLUTION (Proposed)

1) PLATYPUS ENTERPRISES, LLC

BLOCK 13.01, LOT 3
1460 Route 22 West
Application No. BOA-2015-09
Resolution No. 2018-04

Resolution memorializing: third modification of conditions #1 and #2 of Resolution No. 2015-15 to extend the time within which to revise the documents and obtain signatures on the site plans, Vacation of the use variance memorialized in Resolution No. 2015-09 which allowed residential use on the property, and amendment of the site plan approvals memorialized in Resolution No. 2015-15 to eliminate and provide for demolition of the residential building.

A. COMMUNICATIONS/REPORTS

- 1) Letter dated April 19, 2018 from Neil Yoskin, Esq. re: Platypus

I. ADJOURNMENT