

**ANNUAL REORGANIZATION MEETING
CLINTON TOWNSHIP BOARD OF ADJUSTMENT AGENDA**

JANUARY 28, 2019

8:00PM

PUBLIC SAFETY BUILDING

1370 Route 31 (3rd Floor)

Annandale, NJ 08801

A. CALL TO ORDER by Board Secretary

B. FLAG SALUTE led by Board Secretary

C. PUBLIC NOTICE read by Board Secretary

This is the January 28, 2019 public meeting of the Zoning Board of Adjustment 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. SWEARING IN OF NEW MEMBERS/PRESENTATION OF CREDENTIALS

E. ROLL CALL

Filus Lewis Matsen McCaffrey McTiernan Pfeffer Roberts Stevens Yager

F. NOMINATIONS AND ELECTIONS

BOARD OFFICERS	
1	Chairperson
2	Vice Chairperson

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Engineering Experts	Cathleen Marcelli, PE, CME and Larry Plevier, PE	Mott MacDonald
4	Traffic Expert	Cathleen Marcelli, PE, CME	Mott MacDonald
5	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
6	Planning Experts	Joseph Burgis, PP, AICP Tom Behrens, PP, AICP	Burgis Associates, Inc.
7	Landscape Architect	Brian Bosenberg, CLA	B.W. Bosenberg & Co., Inc.
8	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
9	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
10	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
11	Board Stenographer	Jackie Klapp	
12	Secretary provided by Township	Denise Filardo	Township of Clinton
13	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media

G. APPROVAL OF CALENDAR FOR 2019

H. APPROVAL OF RULES AND REGULATIONS FOR 2019

I. APPROVAL OF VOUCHERS

J. APPROVAL OF MINUTES

1. October 22, 2018

Eligible Members: *Filus, Glaser, Lewis, Matsen, McCaffrey, Stevens, Yager*

2. November 26, 2018

Eligible Members: *Filus, Glaser, Lewis, Matsen, McCaffrey, Stevens, Yager*

K. RESOLUTIONS

1. AMERICAN BAPTIST CHURCHES OF NEW JERSEY
BAPTIST CAMP AND CONFERENCE CENTER

Block 3, Lot 13 and Block 4, Lot 21

79 Blossom Hill Road

Application No. BOA-2016-01

Resolution No. 2018-10

Resolution Memorializing Modification of Condition #9 of Resolution No. 2016-04 to grant a second extension of time within which to obtain construction permits.

Eligible Members: *Glaser, Lewis, Matsen, McCaffrey, Stevens & Yager*

2. KATHLEEN MCGRATH

Block 80, Lot 5

14 Cedar Grove Road

Application No. BOA-5518-04

Resolution No. 2018-11

“C(1)” Variances to allow construction of a Two Story Addition including Attached Garage encroaching into the Front and Side Yard setback areas.

Eligible Members: *Filus, Glaser, Matsen, McCaffrey, Roberts & Stevens.*

L. PUBLIC HEARING

1. DESAPIO REAL ESTATE DEVELOPMENT, LLC

Block 70, Lot 12

Bifurcated Application requesting a “D(1)” Use Variance to construct a commercial building intended to be used for tire service and minor automobile repairs. If the use is approved, the applicant will then apply for Preliminary and Final Site Plan along with any associated relief.

M. REQUEST TO DISMISS APPLICATION

1. JUNIO

Block 13, Lot 7.09

36 Chalfonte Drive

Application No. BOA-2018-01

Applicant is seeking height and bulk variance relief to construct a detached three car garage.

Application has been from November 26, 2018.

Applicant has made request to dismiss this application.

N. COMMUNICATIONS

1. Letter dated January 25, 2019 from Jamie Junio re: Request to withdraw application No. BOA-2018-01 on Block 13, Lot 7.09

O. APPROVAL OF 2018 ANNUAL REPORT

P. ADJOURNMENT