

*(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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July 22, 2019

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 22, 2019 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 Lewis Matsen McCaffrey McTiernan Pfeffer Roberts Stevens
 Yager

E. NEW BUSINESS

1) Vouchers

F. MEETING MINUTES

1) June 24, 2019

Eligible Members: Matsen, McCaffrey, McTiernan, Pfeffer, Yager

G. RESOLUTIONS *(To be distributed by Jon Drill)*

- 1) OLD 75, LLC
Block 4.03, Lots 34.01 and 35
1130 Route 22 West
Application No. 2019-01
Resolution No. 2019-05
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer & Yager

- 2) JAMES AND NANCY VALANZOLA
274 Stanton Mountain Road
Block 16, Lot 57
Application No. 2019-03
Resolution No. 2019-06
Eligible Members: Lewis, Matsen, McCaffrey, Pfeffer, Roberts, Stevens & Yager

H. DECISION ON DISMISSAL OF APPLICATION WITHOUT PREJUDICE

- 1) DESAPIO REAL ESTATE DEVELOPMENT, LLC
Block 70, Lot 12
1734 Route 31 North
Application No. BOA-2018-05
The applicant submitted a bifurcated application seeking to obtain a “D(1)” Use Variance to permit Tire Repair and Minor Automobile Repairs. If the “D(1)” Variance is granted, the applicant will then apply for Preliminary and Final Site Plan Approval.

This hearing commenced on March 25, 2019 and was carried to April 22, 2019.

Per letter dated April 17, 2019 from Alan Y. Lowcher (applicant’s attorney):

- the applicant granted the Board an extension of the time within which to hear the application until July 31, 2019 and;
- the applicant requested that the application be carried to May 20, 2019 without the need for further notice.

On April 22, 2019, the Board granted the applicant’s request to carry the application to May 20, 2019 without need for further notice.

Per letter dated May 10, 2019 from Alan Y. Lowcher (applicant’s attorney), the applicant was not ready to proceed and requested the application be carried to July 22, 2019 with applicant obtaining an updated 200-foot list and providing a “fresh” Notice of Hearing.

During the May 22, 2019 meeting, the Board decided that the applicant shall either notice for and attend the July 22nd meeting or the application will be dismissed without prejudice, affording the applicant the opportunity to re-apply in the future when they are ready. The Board Secretary conveyed this to Mr. Lowcher.

Per email dated July 2, 2019 from Alan Lowcher (applicant's attorney), in response to Board Secretary's email inquiry regarding the applicant's anticipated attendance at the July 22, 2019 meeting, Mr. Lowcher advised that the applicant would not be able to attend. Secretary Filardo advised Attorney Lowcher that the most likely result would be a dismissal of the application without prejudice at the July 22, 2019 meeting. Attorney Lowcher stated he would advise his client (the applicant), accordingly.

I. PUBLIC HEARING

1) **HDP HARLEY REALTY, LLC**

1100 US Highway 22

Block 4.03, Lot 34

Application No. BOA-2019-05

The applicant is requesting a Waiver of Site Plan Review to install two electric battery charging stations at the existing Harley Davidson Motorcycle Dealership which was granted Site Plan Approval by the Board in July of 2000.

J. COMMUNICATIONS/REPORTS

- 1) Report dated July 8, 2019 prepared by Thomas Behrens, Jr., PP AICP re: HDP Harley Realty, LLC.

K. ADJOURNMENT