

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

DATE: November 25, 2019

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

Lewis, Matsen, McCaffrey, Pfeffer, Roberts, Yager
Dr. Lewis arrived at 7:05pm.

MEMBERS ABSENT

Filus, McTiernan, Stevens

PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Jonathan Drill, Esq., Board Attorney (via telephone)
- 2) Denise Filardo, Board Secretary

VOUCHERS

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

Roll Call: Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Filus						X
Lewis			X			

Matsen (Vice Chair)		X	X			
McCaffrey (Chair)	X		X			
McTiernan (Alt. 2)						X
Pfeffer (Alt. 1)			X			
Roberts					X	
Stevens						X
Yager			X			

MEETING MINUTES

1) October 28, 2019

A motion was made by Mr. Roberts and seconded by Mr. Yager to adopt the Meeting Minutes of October 28, 2019. The vote record follows.

Roll Call: Meeting Minutes October 28, 2019						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Filus					X	X
Lewis			X			
Matsen (Vice Chair)			X			
McCaffrey (Chair)			X			
McTiernan (Alt. 2)					X	X
Pfeffer (Alt. 1)			X			
Roberts	X		X			
Stevens					X	X
Yager		X	X			

RESOLUTIONS

None.

PUBLIC HEARING

1) DONALD BAKER

Block 4.03, Lot 31

1734 Route 31 North

Application No. BOA-2019-04

Applicant is seeking a “D(1)” Use Variance, Preliminary and Final Site Plan Approval and a “C(1)” Hardship Variance to construct a 19,200sf equipment storage warehouse to maintain construction equipment, including a first floor office area, 20 parking spaces for employees and visitors, a paved area for circulation and outdoor equipment / material storage and a stormwater bio-retention basin.

There was one (1) member of the public, namely Steve Babinsky, with interest in this application.

The hearing was formally opened and the applicant's attorney, George Dilts, Esq. communicated that since there were only five (5) Board Members in attendance and the granting of a Use Variance requires five (5) affirmative votes, the applicant would rather proceed with a seven (7) member Board and therefore requests the application be adjourned to February 24, 2020. Also, the applicant will now have the opportunity to submit a report from their Planner prior to the hearing on February 24th.

The Board granted the request to carry this application to February 24, 2020 with no need for further Notice. The Board also agreed that this would be the only application on the February 24, 2020 Agenda.

Board Attorney Drill confirmed that he reviewed the Notice which was in order. Secretary Filardo confirmed that she reviewed the mailings to owners within 200 feet were also in order.

Because no testimony was given, there is nothing that any Board member absent this evening will need to review, therefore all members present at the February 24th, 2020 meeting will be eligible to vote.

On behalf of the applicant, Attorney Dilts granted the Board an extension of the time within which to hear this application until March, 31, 2020.

ADJOURNMENT

A motion was made by Mr. Pfeffer and seconded by Mr. Roberts to adjourn. All members were in favor and the meeting was adjourned at 7:16pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on December 9, 2019.