

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

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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AGENDA

December 13, 2021

7:00PM

**THE CLINTON TOWNSHIP BOARD OF ADJUSTMENT
HAS RETURNED TO IN-PERSON PUBLIC HEARINGS AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801**

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/p3d6sof6tkhcmzrka5x9ofif3kgovkwe>

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Denise Filardo, by telephone at (908) 735-8800 x217, or by e-mail at dfilardo@clintontwpnj.com for assistance.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. PUBLIC NOTICE

This is the December 13, 2021 public meeting of the 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 Township website, the bulletin boards at the front of the Municipal Building, the front door of the Public Safety 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

Lewis Lyte McCaffrey McTiernan Pfeffer Rohrbach Stevens Yager

E. NEW BUSINESS

- 1) Review of Vouchers

F. MEETING MINUTES

- 1) June 28, 2021
Eligible Members: McTiernan, Pfeffer, Stevens
- 2) July 19, 2021
Eligible Members: Lewis, McTiernan, Pfeffer, Rohrbach, Stevens, Yager
- 3) September 27, 2021
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Rohrbach, Stevens, Yager

G. RESOLUTIONS

- 1) CAMP DILL FOUNDATION
Block 41, Lot 4
511 Cokesbury Road
Application No. BOA-2021-06
Resolution No. 2021-07
Resolution memorializing “D(3)” Conditional Use, “C(1)” and “C(2)” Variances to allow the construction of comfort stations, a septic system and a retaining wall at existing Boy Scout Camp.
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Rohrbach, Stevens, Yager

H. PUBLIC HEARINGS

- 1) NICHOLAS GARCIANO
Block 46.01, Lot 20
144 Annandale High Bridge Road
Application No. BOA-2021-07
Applicant is seeking a Bulk variance to construct an in-ground swimming pool which will encroach into the rear yard setback.
- 2) NEW JERSEY AMERICAN WATER COMPANY INC.
GLEN MEADOW WATER TREATMENT PLANT UPGRADES
Block 87, Lot 13
19 Walden Drive
Applicant is seeking Preliminary and Final Major Site Plan Approval with Variances for the proposed two-phase construction of improvements to the existing Glen Meadows Wastewater Treatment Plant.

I. COMMUNICATIONS

- 1) Report dated December 8, 2021 from Tom Behrens, Jr., Board Planning Expert re: Garciano.

- 2) Email dated November 11, 2021 from Matt Mulhall, Board Geological Expert re: NJ American Water.
- 3) Report dated December 06, 2021 from Larry Plevier, Board Engineering Expert re: NJ American Water.
- 4) Review dated December 07, 2021 from Jason Harkins, Board Lighting Expert re: NJ American Water.
- 5) Report dated December 08, 2021 from Tom Behrens, Jr., Board Planning Expert re: NJ American Water.
- 6) Review dated December 09, 2021 from Dr. Jeff Keller, Board Environmental Expert re: NJ American Water.
- 7) Memo dated December 9, 2021 from Jim Mazzucco, Board Landscape Expert re: NJ American Water.
- 8) Letter dated December 08, 2021 from Niall O'Brien, Attorney representing NJ American Water, responding to Burgis Associates, Inc. Review Letter dated 12-8-2021.
- 9) Letter dated December 08, 2021 from Niall O'Brien, Esq., Attorney representing NJ American Water, responding to Mott MacDonald Review Letter dated 12-6-2021.
- 10) Memo dated December 09, 2021 from Board Attorney Drill regarding Legal Issues pertaining to NJ American Water.

G. ADJOURNMENT