

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

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.com

April 26, 2021

AGENDA

7:00PM

THE CLINTON TOWNSHIP BOARD OF ADJUSTMENT WILL CHANGE THE FORMATS OF ITS REGULAR MEETINGS FOR THE DURATION OF THE COVID-19 PUBLIC HEALTH EMERGENCY TO “VIRTUAL” MEETINGS VIA A WEBEX VIDEO BRIDGE.

THESE CHANGES ARE BEING INSTITUTED TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.

PUBLIC ACCESS TO THIS MEETING WILL BE AS FOLLOWS:

Web Bridge: <https://townshipofclinton.my.webex.com/meet/boardmeetings>

Audio only Dial-in bridge: 1-408-418-9388 **Access code:** 794 584 756 #

TIPS FOR FIRST TIME WEBEX USERS:

<https://help.webex.com/en-us/n665eiq/Join-a-Cisco-Webex-Meeting-for-the-First-Time-as-a-Guest>

First time Webex users will most likely need to download and install the software or they might also be presented with the option to join via the web without downloading the software.

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link:

<https://app.box.com/s/n297eriyugqakgxkr0h0nbqroirpotit>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This the April 26, 2021 Virtual 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 Township website, the bulletin board 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 McCaffrey McTiernan Pfeffer Roberts Rohrbach Stevens Yager

E. NEW BUSINESS

1) Vouchers

F. MEETING MINUTES

1) Meeting Minutes – March 22, 2021

Eligible Members: Lewis, McTiernan, Roberts, Stevens, Yager

G. RESOLUTIONS

None.

H. PUBLIC HEARING

1) JOSEPH SERRANI

186 Stanton Mountain Road
Block 16, Lots 70, 71, 72
Application No. 2020-05

Applicant is seeking a D(1) Use Variance to permit an existing smaller vacant building, currently classified as an accessory structure, to be used for the housing of equine-related farm employee(s) on the premises.

2) CLINTON AGRICULTURAL ASSOCIATES

1015 Route 22 East
Block 14, Lots 6 and 7
Application No. 2020-07

Applicant is seeking approval of a bifurcated D(1) Use Variance to permit a proposed 30,000sf flex-space building, five (5) individual self-storage buildings containing a total of 41,000sf of self-storage area and a 1,000sf office building, two (2) 8,000sf each office/retail buildings. Applicant is also seeking a D(6) height Variance and C(1) and C(2) Variances for minimum lot width at building and side yard setback. Application is continued from March 22, 2021.

I. COMMUNICATIONS/REPORTS

- 1) Report dated April 20, 2021 prepared by Thomas Behrens, Jr. PP, AICP re: Serrani.
- 2) Report dated March 18, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Clinton Agricultural Associates.
- 3) Email dated March 17, 2021 from Larry Plevier, PE, CME re: Clinton Agricultural Associates.
- 4) Report dated March 18, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Engineering & Land Planning.

J. ADJOURNMENT