

*(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](http://www.clintontwpnj.com)

**May 10, 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/js65hbo245stqmsyl21jetrpmer2jitc>

**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. PUBLIC NOTICE**

This the May 10, 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 – None.

**F. MEETING MINUTES**

None.

**G. RESOLUTIONS**

1) MICHAEL CURCI

12 Kiceniuk Road  
Block 87, Lot 23.01  
Application No. 2020-04  
Resolution No. 2021-01

Resolution Memorializing Grant of “D(1)” Use Variance to allow Existing Dwelling to be used and Occupied as a Two Family Dwelling and Dismissal of “C” Variance for Rear Yard Setback for New Accessory Barn Structure as Moot.

Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Roberts, Stevens & Yager.

2) THOMAS AND CAROL ANN SAYERS

6 Dartmouth Road  
Block 82.07, Lot 28  
Application No. 2020-06  
Resolution No. 2021-02

“C(1)” Rear Yard Setback Variance to allow Sunroom Addition to Existing Dwelling to encroach into the Rear Yard Setback area.

Eligible Members: Lewis, McCaffrey, McTiernan, Roberts, Stevens & Yager.

3) ENGINEERING AND LAND PLANNING

140 West Main Street

Block 66, Lot 2

Application No. 2021-01

Resolution No. 2021-03

Resolution Memorializing Grant of Waiver of Site Plan Approval to Allow Proposed Improvements to Existing Office Building.

Eligible Members: *Lewis, McCaffrey, McTiernan, Roberts, Rohrbach & Stevens.*

**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.

This application was carried from April 26, 2021 without the need for new notice.

**I. COMMUNICATIONS/REPORTS**

- 1) Report dated April 20, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Serrani.

**J. ADJOURNMENT**