

*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

September 27, 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/jlgdrd2dll3o1kp186csnvid2xxdgqhh>

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 September 27, 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) April 26, 2021
Eligible Members: Lewis, McTiernan, Pfeiffer, Rohrbach, Stevens, Yager

G. RESOLUTIONS

- 1) MARILYN HERR
APPEAL OF ZONING OFFICER'S ACTIONS / INACTIONS RELATED TO BLOCK 16, LOT 70 OWNED BY JOSEPH SERRANI
Application No. BOA-2021-03
Resolution No. 2021-05
Resolution memorializing the dismissal of the Herr appeal Application No. BOA-2021-03 as moot.

- 2) BEAVER AVENUE DEVELOPMENT
Block 59, Lot 3
79 Beaver Avenue
Application No. 2021-05
Applicant sought a Waiver of Site Plan Review to relocate an existing automatic standby generator located on the premises and to replace the existing back stairs on the two-story office building with new steel stairs.

On July 19, 2021, the Board granted Waiver of Site Plan Approval to install a second automatic standby generator on the premises and to replace the existing back stairs on the two-story office building with new steel stairs. The aforementioned approval was conditioned upon the Zoning Officer's inspection of the site to verify if the existing site conditions are in compliance with the previously approved Site Plan granted in 1997. The Zoning Officer's site inspection on August 2, 2021 revealed that the existing conditions are not compliant with the previously approved Site Plan and in fact numerous zoning violations were discovered.

The applicant's attorney requested that adoption of this resolution to be postponed until the October 25, 2021 meeting to allow the applicant additional time to complete the necessary improvements.

H. PUBLIC HEARINGS

- 1) CAMP DILL FOUNDATION
Block 41, Lot 4
511 Cokesbury Road
Application No. BOA-2021-06

Applicant is seeking variance relief to construct comfort stations, septic system and a retaining wall at existing Boy Scout Camp.

2) JOSEPH AND MARY ANN VOLTURO

Block 16.01, Lot 34.01

1148 Stanton-Lebanon Road

Application No. BOA-2021-02

Applicant is seeking variance relief to construct a dwelling on a lot that does not abut a fully improved public street.

I. COMMUNICATIONS

- 1) Email dated September 22, 2021 from Larry Plevier, PE, CME re: Camp Dill.
- 2) Memo dated September 24, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Camp Dill.
- 3) Report dated September 22, 2021 prepared by Larry Plevier, PE, CME re: Volturo.
- 4) Memo dated September 23, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Volturo.

G. ADJOURN