

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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VIRTUAL ANNUAL REORGANIZATION PUBLIC MEETING

DATE: January 25, 2021

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

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

Board Attorney Drill called the meeting to order at 7:01pm.

Attorney Drill 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, McCaffrey, McTiernan, Pfeffer, Roberts, Rohrbach, Stevens, Yager

MEMBERS ABSENT

None.

PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Jonathan Drill, Esq., Board Attorney (via telephone)
- 2) Thomas Behrens, Jr., Board Planner
- 3) Denise Filardo, Board Secretary

NOMINATIONS AND ELECTIONS

A motion was made by Ms. Stevens and seconded by Mr. Roberts to nominate Mr. McCaffrey as Board Chairman. There were no other nominations. All were in favor.

Chairman McCaffrey took over the meeting.

VICE CHAIR

A motion was made by Mr. McCaffrey and seconded by Ms. Stevens to nominate Mr. Matsen as Board Vice Chairman. There were no other nominations. All were in favor.

PUBLIC HEARING

None.

APPOINTMENT OF PROFESSIONALS & STAFF & NEWSPAPERS

A motion was made by Mr. Pfeffer and seconded by Ms. Stevens to appoint Board Professionals & Staff (Numbers 1 through 12 listed below). All were in favor.

A motion was made by Mr. Pfeffer and seconded by Dr. Lewis to appoint the newspapers for publication of Legal Notices (Number 13 below). All were in favor.

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq. and Kathryn Razin, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Engineering Experts	Larry Plevier, PE, CME	Mott MacDonald
4	Traffic Expert	Larry Plevier, PE, CME	Mott MacDonald
5	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
6	Planning Experts	Joseph Burgis, PP, AICP Tom Behrens, PP, AICP	Burgis Associates, Inc.
7	Landscape Architect	Brian Bosenberg, CLA	B.W. Bosenberg & Co., Inc.
8	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
9	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
10	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
11	Board Stenographer	Jackie Klapp	
12	Secretary provided by Township	Denise Filardo	Township of Clinton
13	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media

APPROVAL OF 2021 CALENDAR

The Annual Re-organization Meeting will be held on January 24, 2022.

A motion was made by Mr. Yager and seconded by Ms. Stevens to approve the 2021 calendar noting the date of the 2021 Annual Re-organization Meeting. All were in favor.

APPROVAL OF 2021 RULES AND REGULATIONS

A motion was made by Mr. Pfeffer and seconded by Mr. Roberts to approve the 2021 Rules and Regulations dated January 19, 2021 with the proposed revisions. All were in favor.

REVIEW OF VOUCHERS

Board Members reviewed vouchers. There were no questions or concerns.

MEETING MINUTES

1) DECEMBER 14, 2020

The adoption of these meeting minutes was held until the February meeting.

RESOLUTIONS

1) CTBOA 2021 RESOLUTION ADOPTING EMERGENCY REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION AT REMOTE MEETINGS

A motion was made by Mr. Pfeffer and seconded by Mr. McCaffrey to adopt the 2021 Resolution Adopting Emergency Remote Meeting Protocols, Procedures and Requirements for Public Participation at Remote Meetings. The vote record follows.

<i>Roll Call: Resolution Adopting Emergency Remote Meeting Protocols, Procedures and Requirements for Public Participation at Remote Meetings</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis			X			
McCaffrey (Chair)			X			
McTiernan			X			
Pfeffer	X		X			
Roberts		X	X			
Rohrbach (Alt. 1)					X	
Stevens			X			
Yager			X			

APPROVAL OF 2020 ANNUAL REPORT

A motion was made by Mr. Pfeffer and seconded by Mr. Roberts to approve the 2020 Annual Report. All were in favor.

PUBLIC HEARING

1) MICHAEL CURCI

12 Kiceniuk Road
Block 87, Lot 23.01

Application No. 2020-04

Applicant is seeking a “D” and “C” Variance relief to construct a new one-story garage/barn as an accessory structure to the existing two-family dwelling in the approximate location of the existing two-story barn which is to be demolished.

This application was carried from December 14, 2020.

<i>Roll Call: Curci, Blk 87, Lot 23.01</i>						
<i>Grant of C Variance with No Condition</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis				X		
McCaffrey (Chair)				X		
McTiernan			X			
Pfeffer	X		X			
Roberts		X	X			
Rohrbach (Alt. 1)					X	
Stevens				X		
Yager			X			

<i>Roll Call: Curci, Blk 87, Lot 23.01 Grant of C Variance with Condition</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis			X			
McCaffrey (Chair)	X		X			
McTiernan			X			
Pfeffer			X			
Roberts			X			
Rohrbach (Alt. 1)					X	
Stevens		X	X			
Yager			X			

ADJOURNMENT

A motion was made by Mr. Pfeffer and seconded by Mr. Roberts and the meeting was adjourned at 10:26pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on February 22, 2021.