

**MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT  
VIRTUAL WEBEX MEETING**

DATE: May 10, 2021

7:00PM

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.

Chairman McCaffrey called the meeting to order at 7:02pm.

Chairman McCaffrey led the Flag Salute.

Chairman McCaffrey 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 Township website, on the bulletin board mounted to the front of the Municipal Building, the 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. The agenda states that the meeting will be held as a virtual meeting via a Webex video bridge.

**MEMBERS IN ATTENDANCE**

McCaffrey, McTiernan, Pfeffer, Roberts, Rohrbach, Stevens

Mr. Roberts joined the meeting at 7:14pm.

**MEMBERS ABSENT**

Lewis

**PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney

Denise Filardo, Board Secretary

There were two (2) members of the public in virtual attendance, neither of which chose to speak when Chairman McCaffrey asked.

**MEETING MINUTES**

None.

**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.

A motion was made by Mr. Pfeffer and seconded by Ms. Stevens to adopt Resolution No. 2021-01. The vote record follows.

<b>Roll Call: Michael Curci - Resolution No. 2021-01</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Lewis						X
McCaffrey (Chair)			X			
McTiernan			X			
Pfeffer (Vice Chair)	X		X			
Roberts						X
Rohrbach (Alt. 1)					X	
Stevens		X	X			
Yager			X			

- 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.

A motion was made by Ms. Stevens and seconded by Mr. Yager to adopt Resolution No. 2021-02. The vote record follows.

<b>Roll Call: Thomas &amp; Carol Ann Sayers - Resolution No. 2021-02</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Lewis						X
McCaffrey (Chair)			X			
McTiernan			X			
Pfeffer (Vice Chair)					X	
Roberts						X
Rohrbach (Alt. 1)					X	
Stevens	X		X			
Yager		X	X			

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.

A motion was made by Ms. Stevens and seconded by Mr. McTiernan to adopt Resolution No. 2021-03. The vote record follows.

<b>Roll Call: Michael Curci - Resolution No. 2021-03</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Lewis						X
McCaffrey (Chair)			X			
McTiernan		X	X			
Pfeffer (Vice Chair)					X	
Roberts						X
Rohrbach (Alt. 1)			X			
Stevens	X		X			
Yager					X	

**PUBLIC HEARINGS**

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.

At the request of the applicant's attorney the Board carried this application to June 28, 2021 without the need for further notice.

The Board reviewed the vouchers and there were no comments or questions.

Chairman McCaffrey led a discussion among Board Members and Board Attorney Drill regarding the future return to in-person Board Meetings possibly over this summer. Board Attorney Drill noted that once the Governor lifts the Covid-19 Emergency Order virtual meetings will no longer be allowed.

Mr. Roberts announced that he will be moving out of Clinton Township on July 1, 2021 and as such will be resigning from the Board. Attorney Drill advised Chairman McCaffrey to notify the Mayor of Mr. Roberts' resignation so that he can be replaced and also try to fill both alternate board member spots.

#### ADJOURNMENT

A motion was made by Mr. Pfeffer and seconded by Mr. Roberts to adjourn. The meeting was adjourned at 7:20pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on June 28, 2021.