

*(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.gov

December 19, 2022

IN-PERSON MEETING AGENDA

**Clinton Township Public Safety Building
1370 Route 31 North – 3rd Floor**

7:00PM

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

<https://app.box.com/s/4p0b8xw51uti2f19tp06uhfb9kx6b12i>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the December 19, 2022 in-person 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

Kiefer Lewis Lyte McCaffrey McTiernan Pfeffer Rohrbach Stevens
 Yager

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes – June 27, 2022

Eligible Members: Lyte, McCaffrey, McTiernan, Pfeffer, Rohrbach, Stevens, Yager

G. RESOLUTIONS

- 1) RYAN AND HARLEY KELSON
350 Cokesbury Road
Block 11 Lot 10.01
Application No. BOA-2022-03
Resolution No. 2022-03
Resolution Memorializing Grant of “C(1)” Front Yard Setback Variances to allow construction of additions to an Existing Dwelling and Modification of Driveway Regulations to allow Existing Driveway to remain as configured.
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Rohrbach, Yager

- 2) PRAVEEN SHARMA
BLOCK 80, LOT 6
Application No. BOA-2022-12
Resolution No. 2022-04
Modification of conditions of Resolution No. 2011-20r
To extend the times within which the applicant must plant landscaping, install the new enlarged septic system, and obtain a permanent certificate of occupancy.
Eligible Members: Kiefer, McCaffrey, McTiernan, Rohrbach, Stevens, Yager

- 3) MAZIAR DALAELI, IPPSOLAR INTEGRATION LLC
111 Cokesbury Road
Block 13, Lot 11.01
Application No. BOA-2022-01
Resolution No. 2022-05
Applicant is seeking Minor Site Plan Approval for expansion of rooftop solar installation and associated equipment on roof of existing warehouse building.
Eligible Members: Lewis, McCaffrey, McTiernan, Rohrbach, Stevens

H. REQUEST FOR EXTENSION OF TIME

- 1) AMERICAN BAPTIST CHURCHES OF NEW JERSEY
Block 3, Lot 13 AND Block 4, Lot 21
73 Blossom Hill Road
Application No. BOA-2018-08
Applicant is requesting an eighteen (18) month Extension of the Time within which to complete construction of the proposed improvements.

I. PUBLIC HEARINGS

- 1) JOSEPH & MARY ANN VOLTURO
Block 16.01, Lot 34.01
1148 Stanton Lebanon Road
Application No. BOA-2022-04

Applicant is seeking “d(1) and “c” variance relief as well as relief from N.J.S.A 40:44D-35 requiring building lots to abut approved streets to accommodate the development of a new dingle-family dwelling and associated improvements at the above referenced undeveloped lot.

This application commenced on June 27, 2022 and was carried with no need for further notice to August 22, 2022. The applicant then requested to carry to September 26, 2022. The applicant subsequently amended the application to include additional variance relief and requested to carry the application with new notice to December 19, 2022.

2) 1734 ROUTE 31, LLC

1734 Route 31

Block 70, Lot 12

Application No. BOA-2022-02

Applicant is seeking Preliminary Major Site Plan Approval as well as “d”(4) FAR and “c” Variance relief to demolish the existing office building and construct a new medical office building with associated site improvements. This application commenced on November 28, 2022 and was continued to December 19, 2022 without the need for further notice.

J. COMMUNICATIONS/REPORTS

- 1) Letter dated December 13, 2022 from Robert Boak, Esq. re: American Baptist Churches of New Jersey.
- 2) Memo dated June 20, 2022 prepared by Thomas Behrens, Jr., Board Planning Expert re: Kelson.
- 3) Memo dated June 20, 2022 prepared by Thomas Behrens, Jr., Board Planning Expert re: Volturo.
- 4) Email dated October 17, 2022 from Jeffrey K. Keller, Ph.D, Board Environmental Expert re: 1734 Route 31, LLC.
- 5) Memo dated November 18, 2022 prepared by Tom Behrens, Board Planning Expert re: 1734 Route 31, LLC.
- 6) Memo dated October 18, 2022 prepared by Larry Plevier, Board Engineering Expert re: 1734 Route 31, LLC.
- 7) Memo dated October 19, 2022 prepared by Jim Mazzucco, Board Landscape Expert re: 1734 Route31, LLC.

K. ADJOURNMENT