

*(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

February 27, 2023

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/ehm3dryw4v5sziksrobgary7ipdblkw>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the February 27, 2023 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

Bayly Kiefer Lyte McTiernan Naylor Pfeffer Rohrbach Ryan
 Stevens

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes - August 22, 2022

Eligible Members: Lyte, Pfeffer, Rohrbach, Stevens

A. RESOLUTIONS

None.

G. PUBLIC HEARINGS

- 1) OSJ CLINTON NJ, LLC
1712 Route North
Block 70, Lot 3
Application No. BOA-2022-05
Applicant is seeking Amended Minor Site Plan approval and “c” Variance Approval to install a second freestanding sign along the site’s Route 31 North frontage.
The applicant has requested to carry this application until the March 27, 2023 meeting.
- 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 is continued from November 28, 2022 and January 23, 2023.
- 3) LANDOWNER MARKETING, LLC
1755 Route31
Block 68, Lot 9.02
Application No. 2022-10
Applicant is seeking a bifurcated D(1) Use Variance for Self-Storage Use, D(4) FAR Variance and D(6) Height Variance.

H. COMMUNICATIONS

- 1) Email dated February 20, 2023 from Steven P. Gruenberg, Esq. re: Ocean State Job Lot
- 2) Email dated October 17, 2022 from Jeffrey K. Keller, Ph.D, Board Environmental Expert re: 1734 Route 31, LLC.
- 3) Report dated April 4, 2022 from Larry Plevier, PE, CME, Board Engineering Expert re: 1734 Route 31, LLC.
- 4) Report dated February 23 2023 from Larry Plevier, PE, CME, Board Engineering Expert re: 1734 Route 31, LLC.
- 5) Memo dated October 18, 2022 prepared by Larry Plevier, Board Engineering Expert re: 1734 Route 31, LLC.
- 6) Memo dated November 18, 2022 prepared by Tom Behrens, Board Planning Expert re: 1734 Route 31, LLC.
- 7) Memo dated February 21, 2023 prepared by Tom Behrens, Board Planning Expert re: 1734 Route 31, LLC.

- 8) Memo dated October 19, 2022 prepared by Jim Mazzucco, Board Landscape Expert re: 1734 Route31, LLC.
- 9) Memo dated January 23, 2023 prepared by Jim Mazzucco, Board Landscape Expert re: 1734 Route31, LLC.
- 10) Email dated November 28, 2022 from Matt Mulhall, Board Geology and Hydrogeology Expert re: 1734 Route 31, LLC.
- 11) Memo dated February 20, 2023 prepared by Jim Mazzucco, Board Landscape Expert re: 1734 Route31, LLC.
- 12) Memo dated November 28, 2022 prepared by Jason Harkins, Board Lighting Expert re: 1734 Route31, LLC.
- 13) Email dated February 21, 2023 prepared by Larry Plevier, Board Engineering Expert re: 1734 Route 31, LLC.
- 14) Letter dated February 23, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: 1734 Route 31, LLC.
- 15) Completeness Report dated February 7, 2023 from Larry Plevier, PE, CME, Board Engineering Expert re: Landowner Marketing, LLC.
- 16) Email dated February 22, 2023 from Jeffrey K. Keller, Ph.D, Board Environmental Expert re: Landowner Marketing, LLC.
- 17) Memo dated February 24, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 18) Letter dated February 23, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Landowner Marketing, LLC.

I. ADJOURNMENT