

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

AGENDA

December 16, 2024, 7:00PM

**SPECIAL IN-PERSON PUBLIC MEETING AT:
THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801**

Access to meeting documents: <https://app.box.com/s/yi6jr2hwvm8hq5t2msprw210fifhuhe6>

Individuals lacking the resources or access to the documents should contact the Board Secretary, Taylor Gribbin, by phone at (908) 735-8800, or by e-mail tgribbin@clintontwpnj.org

Please note: Due to the elevator in the Public Safety Building being out of order, ADA access has been made available via the first floor conference room of the Public Safety Building.

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the December 16, 2024, special 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 annual notice was sent to the Hunterdon County Democrat and Star Ledger. Notice of and an agenda for this meeting was posted on the bulletin boards at the front of the Municipal Building and the front door of the Public Safety Building and sent to the Hunterdon County Democrat and Star Ledger no later than the Friday prior to this meeting.

D. ROLL CALL

Mr. Steve Bayly	Mr. David Pfeffer
Ms. Cynthia Kiefer	Mr. Damion Ryan
Chairman Dan McTiernan	Ms. Sharon Stevens
Mr. Craig Naylor	

E. MEETING MINUTES FOR APPROVAL

1. October 28, 2024 – Regular Meeting Minutes
Eligible to Vote: Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan
2. November 18, 2024 – Special Meeting Minutes
Eligible to Vote: Bayly, McTiernan, Naylor, Pfeffer, Stevens
3. November 25, 2024 – Regular Meeting Minutes
Eligible to Vote: Bayly, Keifer, McTiernan, Naylor, Pfeffer, Stevens, Ryan

F. VOUCHERS FOR APPROVAL

*These matters were known at the time of the agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

G. RESOLUTIONS FOR APPROVAL

1. Resolution No. 2024-05 – Cancela Residential Variance

Resolution memorializing grant of “C (1)” variance to allow the construction of a six-foot-high fence in one of the front yards of a corner lot. Application No. 2024-08.

Eligible to Vote: Bayly, Keifer, McTiernan, Naylor, Pfeffer, Stevens

2. Resolution No. 2024-06 – American Baptist Church

Resolution memorializing the fifth modification of condition #9 of Resolution No. 2016-04 to extend the time within which to complete construction of the proposed development and obtain a permanent Certificate of Occupancy for the new building. Application No. 2018-08

Eligible to Vote: Bayly, Keifer, McTiernan, Pfeffer, Ryan, Stevens

H. PUBLIC HEARINGS

1. APPLICATION NO. BOA 2024-03

**Clinton Agricultural Associates
1461 Route 22 – Block 14 Lot(s) 6 & 7**

The Applicant is seeking preliminary and final major site plan approval to redevelop the property as outlined in Resolution No. 2021-09 for office, retail, flex space, and self-storage warehouse use by constructing two, 7,245SF buildings and paved parking on Lot 6 for retail and office use with related paved parking, drainage, and lighting improvements, and a paved driveway leading to the rear of adjacent Lot 7. On Lot 7, Applicant proposes the construction of one, 7,245SF building and one, 5,754SF building for retail and office use; a 30,000SF building for flex space use; three 9,000SF and two, 7,000SF buildings for self-storage use and related parking, lighting, and drainage improvements. *The application is continued from October 28, 2024.*

Time to Decide: 03/31/2025

2. APPLICATION NO. BOA 2024-09

**Jones Residential Variance
3 Stanton Grange Road – Block 20 Lot 3.15**

The Applicant is seeking a ‘D-1’ variance pertaining to the permitted accessory uses in the RC zone, and ‘C-1’ variances for the height of an accessory structure, and density allowance in the Schedule of Zoning Requirements for the RC zone. *The application is continued from November 25, 2024.*

Time to Decide: 03/31/2025

3. APPLICATION NO. BOA 2024-04

**210 Main Street, LLC (Porchetta)
210 Main Street – Block 7 Lot 30**

Applicant is seeking preliminary and final site plan approval as well as use variance relief pursuant to N.J.S.A. 40:55D-70d1, to engage in mixed uses including: warehouse storage; outdoor storage of heavy equipment, vehicles, and construction materials; equipment maintenance shop; office; and commercial retail. *The application is continued from May 20, 2024, June 24, 2024, August 26, 2024, October 21, 2024, & November 25, 2024.*

Time to Decide: 01/31/2025

I. ADJOURNMENT

*These matters were known at the time of the agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*