

*(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.com

April 27, 2020

AGENDA

7:00PM

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

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

PUBLIC ACCESS TO THIS MEETING WILL BE AS FOLLOWS:

Web Bridge: <https://townshipofclinton.my.webex.com/meet/boardmeetings>

Audio only Dial-in bridge: 1-408-418-9388 **Access code:** 794 584 756 #

TIPS FOR FIRST TIME WEBEX USERS:

<https://help.webex.com/en-us/n665eiq/Join-a-Cisco-Webex-Meeting-for-the-First-Time-as-a-Guest>

First time Webex users will most likely need to download and install the software or they might also be presented with the option to join via the web without downloading the software.

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

<https://app.box.com/s/q20aq2mkf6q9jhjhc163jztdv3q3g714>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This the April 27, 2020 Virtual 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 front door 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

Filus Lewis Matsen McCaffrey McTiernan Pfeffer Roberts Stevens
 Yager

E. NEW BUSINESS

1) Vouchers

F. MEETING MINUTES

1) Special Virtual Meeting Minutes - April 13, 2020
Eligible Members: Lewis, Matsen, McCaffrey, Pfeffer, Roberts, Stevens, Yager

G. RESOLUTIONS

None.

H. PUBLIC HEARINGS

- 1) JOSEPH SMELTZER
Block 16, Lot 52
1102 Stanton-Lebanon Road
Application No. BOA-2020-01
Applicant is seeking a Bulk "C" Variance to allow construction of a detached accessory garage which deviates from the required front yard setback of 75 feet to a proposed front yard setback of 40 feet.

- 2) BOROUGH OF HIGH BRIDGE
Block 70, Lot 17.01
99 Grayrock Road
Application No. BOA-2020-03
Use "D" Variance, Bulk "C" Variance and Site Plan Waiver Request to install a standby emergency generator behind the existing water supply well house on property located at 99 Grayrock Road, Clinton Township, NJ. The property consists of 4.149 total acres and contains an existing well house (situated 19.71 ft. from the front yard property line) within a 50 ft. wide easement along the Grayrock Road frontage of the property. The property is situated within the ROM-3 Zone District. More specifically, the relief requested includes a "D" Use Variance since the proposed use is not permitted in the ROM-3 Zone District.

In addition, a front yard setback variance is required since 35.53 ft. is proposed whereas 100 ft. is required. The existing well house measures 19.71 ft. from the front property line. Finally, a Site Plan Waiver is being requested in accordance with Land Use Regulations Section 165-36.1.

I. COMMUNICATIONS/REPORTS

- 1) Report dated April 22, 2020 prepared by Tom Behrens, Board Planner re: Smeltzer.
- 2) Report dated April 22, 2020 prepared by Tom Behrens, Board Planner re: Borough of High Bridge.

J. ADJOURNMENT