

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

DATE: June 22, 2020

7:05PM

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 7:03pm.

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

Lewis, Matsen, McCaffrey, McTiernan, Pfeffer, Roberts, Stevens, Yager

MEMBERS ABSENT

None.

PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Kathryn Razin, Esq., substituting for Board Attorney Jonathan E. Drill, Esq.
- 2) Denise Filardo, Board Secretary

VOUCHERS

None.

MEETING MINUTES

1) Meeting Minutes – April 27, 2020

A motion was made by Mr. Matsen and seconded by Mr. Yager to adopt the April 27, 2020 Meeting Minutes. The vote record follows.

Roll Call: Meeting Minutes April 27, 2020						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis					X	
Matsen (Vice Chair)	X		X			
McCaffrey (Chair)			X			
McTiernan (Alt. 1)					X	
Pfeffer			X			
Roberts			X			
Stevens			X			
Yager		X	X			

RESOLUTIONS

1) **BOROUGH OF HIGH BRIDGE WELL PUMP AND TREATMENT FACILITY**

99 Grayrock Road

Block 70, Lot 17.01

Application No. BOA-2020-03

Resolution No. 2020-02

Resolution Memorializing grant of “D(1)” Use And “C(1)” Variances, and Waiver of Site Plan Approval to allow Installation of an Emergency Generator as an Accessory to an Existing Municipal Well Pump and Treatment Facility.

A motion was made by Ms. Stevens and seconded by Mr.Pfeffer to adopt Resolution No. 2020-02. The vote record follows.

Roll Call: Borough of High Bridge Reso. No. 2020-02						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis					X	
Matsen (Vice Chair)			X			
McCaffrey (Chair)			X			
McTiernan (Alt. 1)					X	
Pfeffer		X	X			

Roberts			X			
Stevens	X		X			
Yager			X			

2) JOSEPH SMELTZER

Block 16, Lot 52

Application No. BOA-2020-01

Resolution No. 2020-03

“C(1)” Variance to allow Front Yard Setback Encroachment by a Detached Accessory Garage.

A motion was made by Mr. Matsen and seconded by Dr. Lewis to adopt Resolution No. 2020-03. The vote record follows.

Roll Call: Joseph Smeltzer Reso. No. 2020-03						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis		X	X			
Matsen (Vice Chair)	X		X			
McCaffrey (Chair)			X			
McTiernan (Alt. 1)					X	
Pfeffer			X			
Roberts			X			
Stevens			X			
Yager			X			

DISMISSAL OF APPLICATION WITHOUT PREJUDICE

1) JOSEPH SERRANI

Block 16, Lot 70

1102 Stanton-Lebanon Road

Application No. BOA-2019-02

Applicant was seeking a “D” Variance to allow a second dwelling for farm labor.

Application was deemed incomplete on February 27, 2019.

A motion was made by Mr. Pfeffer and seconded by Ms. Stevens to Dismiss Application No. 2019-02 without Prejudice. The vote record follows.

Roll Call: Joseph Serrani: Dismissal of Application No. 2019-02						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Lewis			X			
Matsen (Vice Chair)			X			
McCaffrey (Chair)			X			
McTiernan (Alt. 1)			X			

Pfeffer	X		X			
Roberts			X			
Stevens		X	X			
Yager					Recused	

ADJOURNMENT

A motion was made by Ms. Stevens and seconded by Mr. Pfeffer to adjourn. The vote record follows and the meeting was adjourned at 8:00pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on July 27, 2020.