

*(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](http://www.clintontwpnj.com)

**June 28, 2021**

### **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 WEBEX 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/n3df4ve37pxxbrj0n94w7nwd9v8abags>

**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. PUBLIC NOTICE**

This the June 28, 2021 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 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**

Lewis  McCaffrey  McTiernan  Pfeffer  Roberts  Rohrbach  Stevens  Yager

**E. NEW BUSINESS**

1) Review of Vouchers

**F. MEETING MINUTES**

1) MEETING MINUTES May 10, 2021

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

**G. RESOLUTIONS**

None.

**H. PUBLIC HEARING**

1) JOSEPH SERRANI

186 Stanton Mountain Road

Block 16, Lots 70, 71, 72

Application No. 2020-05

Applicant is seeking a D(1) Use Variance to permit an existing smaller vacant building, currently classified as an accessory structure, to be used for the housing of equine-related farm employee(s) on the premises.

This application was carried from May 10, 2021 without the need for new notice. The applicant is now requesting to carry the application to the latter part of September 2021.

2) ZINN REALTY

3 Grayrock Road

Block 74, Lot 19

Application No. 2012-07

Applicant is seeking an Extension of Time of the prior approvals subject to the protections of the New Jersey Permit Extension Act of 2020, automatically suspending

the running of the period of eligible permits and approvals, including local land use boards, during the “COVID-19 Extension Period”.

3) CLINTON AGRICULTURAL ASSOCIATES

1015 Route 22 East

Block 14, Lots 6 and 7

Application No. 2020-07

Applicant is seeking approval of a bifurcated D(1) Use Variance to permit a proposed 30,000sf flex-space building, five (5) individual self-storage buildings containing a total of 41,000sf of self-storage area and a 1,000sf office building, two (2) 8,000sf each office/retail buildings. Applicant is also seeking a D(6) height Variance and C(1) and C(2) Variances for minimum lot width at building and side yard setback.

Application is continued from March 22, 2021 and April 26, 2021.

4) MARILYN RHYNE HERR

186 Stanton Mountain Road

Block 16, Lots 70, 71, 72

Applicant is seeking to Appeal the Zoning Officer’s decisions and determinations in connection with the on-site inspection of the Serrani property located at 186 Stanton Mountain Road.

**I. COMMUNICATIONS/REPORTS**

- 1) Email dated June 10, 2021 from John W. Thatcher, Esq. re: Serrani.
- 2) Report dated March 18, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Clinton Agricultural Associates.
- 3) Email dated March 17, 2021 from Larry Plevier, PE, CME re: Clinton Agricultural Associates.

**J. ADJOURNMENT**