

*The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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AGENDA

August 23, 2021

7:00PM

EFFECTIVE AUGUST 23, 2021

**THE CLINTON TOWNSHIP BOARD OF ADJUSTMENT
WILL RETURN TO IN-PERSON PUBLIC HEARINGS AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801**

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/o1luvidiknz5lhao1lalprq37vrzg991>

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Denise Filardo, by telephone at (908) 735-8800 x217, or by e-mail at dfilardo@clintontwpnj.com for assistance.

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the August 23, 2021 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 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 boards 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 Rohrbach Stevens Yager

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) April 26, 2021

Eligible Members: Lewis, McTiernan, Pfeffer, Rohrbach, Stevens, Yager

G. RESOLUTIONS

None.

H. NULLIFICATION OF WAIVER OF SITE PLAN APPROVAL

1) BEAVER AVENUE DEVELOPMENT

Block 59, Lot 3

79 Beaver Avenue

Application No. 2021-05

Applicant sought a Waiver of Site Plan Review to relocate an existing automatic standby generator located on the premises and to replace the existing back stairs on the two-story office building with new steel stairs.

On July 19, 2021, the Board granted Waiver of Site Plan Approval to install a second automatic standby generator on the premises and to replace the existing back stairs on the two-story office building with new steel stairs. The aforementioned approval was conditioned upon the Zoning Officer's inspection of the site to verify if the existing site conditions are in compliance with the previously approved Site Plan granted in 1997. The Zoning Officer's site inspection on August 2, 2021 revealed that the existing conditions are not compliant with the previously approved Site Plan and in fact numerous zoning violations were discovered.

I. WITHDRAWAL OF APPLICATION

1) JOSEPH SERRANI

186 Stanton Mountain Road

Block 16, Lots 70, 71, 72

Application No. 2020-05

Applicant sought 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.

Applicant has submitted a letter withdrawing without prejudice the pending application for a use variance. The withdrawal is grounded in a pending application filed by Applicant with the Hunterdon County Agriculture Board (CADB). The application to the CADB is for Site-Specific Agriculture Management Practice (SSAMP) recognition of various equine activities under the New Jersey Right-to-Farm Act, N.J.S.A. 4:1C et seq. (RTF), equine operations under N.J.A.C. 2:76-2B.3 and N.J.A.C. 2:76-2A.10 and eligible use of On-Farm Direct Marketing facilities and hosting of On-Farm Direct Marketing activities and events under N.J.A.C. 2:76-2A.13.

J. PUBLIC HEARINGS

1) MARILYN RHYNE HERR

186 Stanton Mountain Road

Block 16, Lots 70, 71, 72

Application No.

Applicant has submitted an application 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, which decisions and determinations were made in connection with the D(1) Variance application submitted by Serrani which is referenced above..

This application is continued from June 28, 2021.

2) CLINTON AGRICULTURAL ASSOCIATES

1015 Route 22 East

Block 14, Lots 6 and 7

Application No. 2020-07

Applicant has submitted an application for 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.

This application is continued from March 22, 2021 and April 26, 2021, and carried from June 28, 2021 and carried from July 19, 2021 with the need for new notice.

K. COMMUNICATIONS

- 1) Memo dated August 19, 2021 prepared by Denise Filardo, Zoning Officer re: Beaver Avenue Development.
- 2) Letter dated August 11, 2021 prepared by Howard Cohen, Esq. re: Serrani.
- 3) SSAMP Application to HCADB dated May 27, 2021, updated August 10, 2021 prepared by Tara Kenyon, AICP, PP re: Serrani.
- 4) Report dated March 18, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Clinton Agricultural Associates.
- 5) Email dated March 17, 2021 from Larry Plevier, PE, CME re: Clinton Agricultural Associates.

G. ADJOURN