

*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**

**October 25, 2021**

**7:00PM**

**THE CLINTON TOWNSHIP BOARD OF ADJUSTMENT  
HAS RETURNED TO IN-PERSON PUBLIC HEARINGS AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING  
1370 Route 31 North – 3<sup>rd</sup> 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/ymsuwfpkxmlcpfmt0lmob0uy0fw6fjo6>**

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](mailto:dfilardo@clintontwpnj.com) for assistance.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. PUBLIC NOTICE

This is the October 25, 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  Lyte  McCaffrey  McTiernan  Pfeffer  Rohrbach  Stevens  Yager

E. NEW BUSINESS

- 1) Review of Vouchers

F. MEETING MINUTES

- 1) None.

G. RESOLUTIONS

- 1) BEAVER AVENUE DEVELOPMENT

Block 59, Lot 3

79 Beaver Avenue

Application No. BOA-2021-05

Resolution No. 2021-06

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.

*The applicant's attorney requested that adoption of this resolution to be postponed until the October 25, 2021 meeting to allow the applicant additional time to complete the necessary improvements.*

*The Zoning Officer reinspected the site on October 7, 2021 and all of the items addressed in the Zoning Officer's memo dated August 18, 2021 have been satisfactorily addressed by the applicant.*

H. PUBLIC HEARING

- 1) JOSEPH AND MARY ANN VOLTURO

Block 16.01, Lot 34.01

1148 Stanton-Lebanon Road

Application No. BOA-2021-02

Applicant is seeking variance relief to construct a dwelling on a lot that does not abut a fully improved public street.

This application was carried to October 25, 2021. On October 7, 2021 the applicant's attorney requested that this matter be carried to the November 22, 2021 meeting.

I. COMMUNICATIONS

- 1) Memo dated October 21, 2021 from Zoning Officer re: Beaver Avenue Development.
- 2) Email dated October 7, 2021 from John W. Thatcher, Esq. re: Volturo.
- 3) Report dated September 22, 2021 prepared by Larry Plevier, PE, CME re: Volturo.
- 4) Memo dated September 23, 2021 prepared by Thomas Behrens Jr. PP, AICP re: Volturo.

G. ADJOURN