

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

DATE: April 26, 2021

7:00PM

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 7:02pm.

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, McCaffrey, McTiernan, Pfeffer, Roberts, Rohrbach, Stevens, Yager

**MEMBERS ABSENT**

None.

**PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan Drill, Esq., Board Attorney  
Thomas Behrens, Jr., PP, AICP, Board Planner  
Larry Plevier, PE, CME, Board Engineer  
Jackie Klapp, Board Stenographer  
Denise Filardo, Board Secretary

**MEETING MINUTES**

1) Meeting Minutes – March 22, 2021

A motion was made by Ms. Stevens and seconded by Mr. Roberts to adopt the March 22, 2021 Meeting Minutes. The vote record follows.

<b>Roll Call: Meeting Minutes of March 22, 2021</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Lewis			X			
McCaffrey (Chair)					X	
McTiernan			X			
Pfeffer (Vice Chair)					X	
Roberts		X	X			
Rohrbach (Alt. 1)			X			
Stevens	X		X			
Yager			X			

**RESOLUTIONS**

1) MICHAEL CURCI

12 Kiceniuk Road  
 Block 87, Lot 23.01  
 Application No. 2020-04  
 Resolution No. 2021-01

Resolution Memorializing Grant of “D(1)” Use Variance to allow Existing Dwelling to be used and Occupied as a Two Family Dwelling and Dismissal of “C” Variance for Rear Yard Setback for New Accessory Barn Structure as Moot.

Adoption of this resolution held until the next meeting.

2) THOMAS AND CAROL ANN SAYERS

6 Dartmouth Road  
 Block 82.07, Lot 28  
 Application No. 2020-06  
 Resolution No. 2021-02

“C(1)” Rear Yard Setback Variance to allow Sunroom Addition to Existing Dwelling to encroach into the Rear Yard Setback area.

Adoption of this resolution held until the next meeting.

**VOUCHERS**

The Board reviewed the vouchers and there were no comments or questions.

## **PUBLIC HEARINGS**

### **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.

Letter dated April 26, 2021 was received from Julia Herr and Daniel Herr on behalf of Marilyn Herr objecting to the Serrani application. The applicant's attorney, John Thatcher requested to carry this application to May 10, 2021 as he just received the letter and was not aware of the issues raised by the objectors and as such needed time to prepare.

The Board agreed to carry the application to May 10, 2021 without the need for further notice.

### **1) 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.

Chairman Mc Caffrey recused from the Clinton Agricultural Associates application and exited the virtual meeting at 7:24pm. Vice Chairman Pfeffer chaired the remainder of the meeting.

The applicant was represented by Anthony Koester, Esq. Attorney Koester provided an overview of the application and the requested relief. Attorney Koester stated that they would begin with their Engineering testimony tonight and reserve their Planning testimony for the next meeting.

The following individuals were sworn on March 22, 2021 and remain under oath:

1. Chris Nusser, (Applicant's Engineering Expert)
2. Thomas Behrens, Jr. (Board Planning Expert)
3. Larry Plevier, (Board Engineering Expert)
4. Jim Kyle, (Applicant's Planning Expert)

Mr. Nusser's testimony included referencing the revised Variance Application Plan Set dated April 15, 2021 and was not limited to the following:

- Parking.
- Landscaping.
- Steep slopes.
- Architectural design standards.

Mr. Kyle's qualifications were accepted by the Board. Mr. Kyle's testimony included and was not limited to the following:

- A detailed description of the requested "c" and "d" variance relief.
- Positive and negative criteria in support of granting the requested variance relief.
- An overview of the permitted uses within the C-ROM, C-1 and ROM-3 Zones.

The Board conducted a straw poll to get Board member thoughts on the "D(1)" Use Variances for the self-storage and the flex space.

The Board decided that they would not vote tonight and requested that the applicant come back on June 28<sup>th</sup> with a defined list of uses for the flex space.

The applicant gave the Board an extension of time within which to decide the application to August 31, 2021.

#### ADJOURNMENT

A motion was made by Mr. Roberts and seconded by Ms. Stevens to adjourn. The meeting was adjourned at 9:55pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on November 22, 2021.