

*(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

February 21, 2022

VIRTUAL MEETING AGENDA

7:00PM

DUE TO THE COVID-19 GLOBAL PANDEMIC, THE CLINTON TOWNSHIP 2022 BOARD OF ADJUSTMENT MEETINGS MAY BE HELD OVER THE “VIRTUAL” WEBEX PLATFORM.

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.

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/o6ajz58uxrkdiayb6bi3gl3uyxbbs7vo>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This the February 21, 2022 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 Lyte McCaffrey McTiernan Pfeffer Rohrbach Stevens Yager

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes – December 13, 2021

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

G. RESOLUTIONS

1) NICHOLAS GARCIANO

Block 46.01, Lot 20

144 Annandale High Bridge Road

Application No. BOA-2021-07

Resolution No. 2021-10

Bulk Variances to construct an in-ground swimming pool which will encroach into the rear yard setback.

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

1) NEW JERSEY AMERICAN WATER COMPANY INC.

GLEN MEADOW WATER TREATMENT PLANT UPGRADES

Block 87, Lot 13

19 Walden Drive

Application No. BOA-2021-09

Resolution No. 2021-11

Preliminary and Final Major Site Plan Approval with Variances for the proposed two-phase construction of improvements to the existing Glen Meadows Wastewater Treatment Plant.

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

H. DISMISSAL OF BOA APPLICATION NO. 2020-05 WITH PREJUDICE DUE TO DEFAULT OF RESOLUTION NO. 2021-04 DISMISSING APPLICATION NO. BOA-2020-05 WITHOUT PREJUDICE SUBJECT TO CONDITION REQUIRING REIMBURSEMENT OF ATTORNEY FEES AND EXPENSES

I. PUBLIC HEARINGS

1) ST. CLAIR REAL ESTATE D/B/A ROUND VALLEY DENTISTRY

Block 58, Lot 1
87 Beaver Avenue

Application No. BOA-2021-10

Applicant is seeking to amend the previously approved Site Plan to add an additional 204 sf of office space which will replace the existing drive thru area previously used by the former bank, for intermittent use by a specialist for particularized dentistry procedures. The applicant is also requesting Variances and an additional wall mounted sign.
This application is continued from January 24, 2022.

2) MAZIAR DALAELI, IPPSOLAR INTEGRATION LLC

111 Cokesbury Road

Block 13, Lot 11.01

Application No. BOA-2022-01

Applicant is seeking Minor Site Plan Approval for expansion of rooftop solar installation and associated equipment on roof of existing warehouse building.

J. COMMUNICATIONS/REPORTS

- 1) Report dated January 14, 2022 prepared by Larry Plevier, Board Engineering Expert re: St. Clair Real Estate, LLC.
- 2) Report dated January 18, 2022 prepared by Tom Behrens, Jr., Board Planning Expert re: St. Clair Real Estate, LLC.
- 3) Report dated February 15, 2022 prepared by Tom Behrens Jr., Board Planning Expert re: IPPsolar Integration LLC.

K. REVIEW OF 2021 ANNUAL REPORT

L. ADJOURNMENT