

*(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.gov

March 28, 2022

IN-PERSON MEETING AGENDA

7:00PM

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link:

<https://app.box.com/s/wz21m93flarbq2aa3j7fwin6817grfez>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the March 28, 2022 live 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

2) Meeting Minutes – January 24, 2022

Eligible Members: Lewis, Lyte, McCaffrey, McTiernan, Rohrbach, Stevens,

G. RESOLUTIONS

- 1) JOSEPH SERRANI
Block 16, Lot 70
Application No. BOA-2020-05
Resolution No. 2022-0
Resolution dismissing Application No. BOA-2020-05 With Prejudice for failure to comply with conditions of Resolution No. 2021-04.
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Stevens

H. 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.

I. 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 January 19, 2022 prepared by Jim Mazzucco, Board Landscape Expert re: St. Clair Real Estate, LLC.

J. ADJOURNMENT