

*(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](http://www.clintontwpnj.gov)

**August 22, 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/lvg3v24kftmsvagfksfcd6i3g4wbusc7>

#### **A. CALL TO ORDER**

#### **B. FLAG SALUTE**

#### **C. PUBLIC NOTICE**

This is the August 22, 2022 in-person 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 – March 28, 2022

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

## **G. RESOLUTIONS**

- 1) RYAN AND HARLEY KELSON  
350 Cokesbury Road  
Block 11 Lot 10.01  
Application No. BOA-2022-03  
Resolution No. 2022-03  
“C(1)” Bulk Variances to allow construction of an addition to an existing single-family residence.  
*Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Rohrbach, Stevens, Yager*

## **H. REQUEST FOR EXTENSION OF TIME**

- 1) PLATYPUS  
Block 13.01, Lot 3  
1460 Route 22 West  
Application No. 2022-08  
Applicant is requesting a One (1) year Extension of the Time within which to complete construction of the proposed improvements.

## **I. PUBLIC HEARINGS**

- 1) JOSEPH & MARY ANN VOLTURO  
Block 16.01, Lot 34.01  
1148 Stanton Lebanon Road  
Application No. BOA-2022-04  
Applicant is seeking “d(1) and “c” variance relief as well as relief from N.J.S.A 40:44D-35 requiring building lots to abut approved streets to accommodate the development of a new dingle-family dwelling and associated improvements at the above referenced undeveloped lot.  
  
This application commenced on June 27, 2022 and was carried with no need for further notice to August 22, 2022. The applicant is now requesting to carry this application to September 26, 2022.
- 2) DONALD BAKER  
Block 4.03, Lot 31  
1070 Route 22  
Application No. 2022-07  
Applicant is seeking Amended Preliminary and Final Site Plan and Bulk Variance Approval to install additional fencing and vehicular gates; Two (2) 2,500 gallon and one (1) 500 gallon above ground fuel storage tanks and the relocation of the dumpster enclosure.

## **J. COMMUNICATIONS/REPORTS**

- 1) Email dated August 16, 2022 from John W. Thatcher, Esq. re: Volturo.
- 2) Memo dated August 17, 2022 prepared by Tom Behrens, Board Planning Expert re: Baker.
- 3) Memo dated August 17, 2022 prepared by Larry Plevier, Board Engineering Expert re: Baker.
- 4) Memo dated August 17, 2022 prepared by Jim Mazzucco, Board Landscape Expert re: Baker.

## **K. ADJOURNMENT**