

*(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

November 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/d3wn8sxnjg6wu4goagudjek6u0fnkp52>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the November 28, 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

Kiefer Lewis Lyte McCaffrey McTiernan Pfeffer Rohrbach Stevens
 Yager

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes – June 27, 2022

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

G. RESOLUTIONS

- 1) MAZIAR DALAELI, IPPSOLAR INTEGRATION LLC
111 Cokesbury Road
Block 13, Lot 11.01
Application No. BOA-2022-01
Resolution No. 2022-03
Applicant is seeking Minor Site Plan Approval for expansion of rooftop solar installation and associated equipment on roof of existing warehouse building.
Eligible Members: Lewis, McCaffrey, McTiernan, Rohrbach, Stevens

- 2) RYAN AND HARLEY KELSON
350 Cokesbury Road
Block 11 Lot 10.01
Application No. BOA-2022-03
Resolution No. 2022-04
“C(1)” Bulk Variances to allow construction of an addition to an existing single-family residence.
Eligible Members: Lewis, McCaffrey, McTiernan, Pfeffer, Rohrbach, Yager

H. REQUEST FOR EXTENSION OF TIME

- 1) PRAVEEN SHARMA
5 Farview Drive
Block 80, Lot 16
Application No. 2022-12
Applicant is seeking an Extension of the Time within which to obtain a final certificate of occupancy.

I. PUBLIC HEARINGS

- 1) OSJ Clinton NJ, LLC
1712 Route North
Block 70, Lot 3
Application No. BOA-2022-05
Applicant is seeking Amended Minor Site Plan approval and “c” Variance Approval to install a second freestanding sign along the site’s Route 31 North frontage.

- 2) 1734 Route 31, LLC
1734 Route 31
Block 70, Lot 12
Application No. BOA-2022-02
Applicant is seeking Preliminary Major Site Plan Approval as well as “d”(4) FAR and “c” Variance relief to demolish the existing office building and construct a new medical office building with associated site improvements.

J. COMMUNICATIONS/REPORTS

- 1) Letter dated November 18, 2022 from Praveen Sharma requesting an Extension of the Time with to obtain a final Certificate of Occupancy.
- 2) Memo dated November 18, 2022 prepared by Tom Behrens, Board Planning Expert re: OSJ Clinton, NJ, LLC.
- 3) Email dated October 17, 2022 from Jeffrey K. Keller, Ph.D, Board Environmental Expert re: 1734 Route 31, LLC.
- 4) Memo dated November 18, 2022 prepared by Tom Behrens, Board Planning Expert re: 1734 Route 31, LLC.
- 5) Memo dated October 18, 2022 prepared by Larry Plevier, Board Engineering Expert re: 1734 Route 31, LLC.
- 6) Memo dated October 19, 2022 prepared by Jim Mazzucco, Board Landscape Expert re: 1734 Route31, LLC.

K. ADJOURNMENT