

**CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ANNUAL REORGANIZATION MEETING**

**MEETING AGENDA**

**JANUARY 23, 2023**

**7:00PM**

**IN-PERSON PUBLIC MEETING AT:**

**THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING  
1370 Route 31 North – 3<sup>rd</sup> Floor Council Chambers  
Annandale, NJ 08801**

**Access to documents pertaining to this meeting are accessible via the following Box Account link:**  
<https://app.box.com/s/y0yg0nhhum8hXu0mmigoknWuaqj0cgi9>

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Denise Filardo, by telephone at (908) 735-8800 x 217, or by e-mail [dfilardo@clintontwpnj.org](mailto:dfilardo@clintontwpnj.org) for assistance.

**A. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY**

This is the January 23, 2023 public meeting of the Zoning Board of Adjustment 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 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.

**B. SWEARING IN OF NEWLY APPOINTED MEMBERS/PRESENTATION OF CREDENTIALS**

- |                          |                 |
|--------------------------|-----------------|
| 1. Suzanne Lyte          | Four Year Term  |
| 2. Cynthia Kiefer        | Four Year Term  |
| 3. Sharon Stevens        | Three Year Term |
| 4. Steve Bayly           | Three Year Term |
| 5. Damion Ryan (Alt. 1)  | Two Year Term   |
| 6. Craig Naylor (Alt. 2) | One Year Term   |

**C. ROLL CALL**

Bayly  Kiefer  Lyte   McTiernan  Naylor  Pfeffer  Rohrbach  Ryan  Stevens

D. NOMINATIONS AND ELECTIONS

BOARD OFFICERS	
1	Chairperson
2	Vice Chairperson

E. APPOINTMENT OF PROFESSIONALS / STAFF / NEWSPAPERS

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Architects	TBD	TBD
4	Engineering Expert	Larry Plevier, PE, CME	Mott MacDonald
5	Traffic Expert	Larry Plevier, PE, CME	Mott MacDonald
6	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
7	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP, CME, CPWM	Land Solutions Engineering, LLP
8	Planning Experts	Joseph H. Burgis, PP, AICP and Tom Behrens, PP, AICP	Burgis Associates, Inc.
9	Landscape Architect	Jim Mazzucco, LLA	B.W. Bosenberg & Co., Inc.
10	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
11	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
12	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
13	Wireless Communications Expert	Charles A. Hecht, PE	Charles A. Hecht Associates, Inc.
14	Board Stenographer	Jacqueline Klapp, Certified Court Reporter	Jacqueline Klapp
15	Secretary provided by Township	Denise Filardo	Township of Clinton
16	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media

F. APPROVAL OF 2023 MEETING CALENDAR

G. APPROVAL OF 2023 RULES AND REGULATIONS

H. REVIEW OF VOUCHERS

I. APPROVAL OF MEETING MINUTES

- 1) Meeting Minutes – June 27, 2022

*Eligible Members: Lyte, McTiernan, Pfeffer, Rohrbach, Stevens*

- 2) Meeting Minutes – August 22, 2022

*Eligible Members: Lyte, Pfeffer, Rohrbach, Stevens*

J. RESOLUTIONS

- 1) CTBOA 2023-0A RESOLUTION ADOPTING EMERGENCY REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION AT REMOTE MEETINGS
- 2) CTBOA 2023-0B RESOLUTION ESTABLISHING MEETING SCHEDULE FOR 2023  
Due to the COVID-19 global pandemic, meetings may be held virtually over the Webex platform.

K. 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.  
***Applicant’s attorney has requested that this application be carried to February 27, 2023 without further notice being required.***
- 1) 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.  
*This application is continued from November 28, 2022.*

L. COMMUNICATIONS

- 1) Email dated January 23, 2023 from Steven P. Gruenberg, Esq. re: Ocean State Job Lot
- 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.
- 7) Memo dated November 28, 2022 prepared by Jason Harkins, Board Lighting Expert re: 1734 Route31, LLC.

- 8) Email dated November 28, 2022 prepared by Matt Mulhall, Board Geology and Hydrogeology  
Expert re: 1734 Route31, LLC.

M. REVIEW OF 2022 ANNUAL REPORT

N. ADJOURNMENT