

*(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)

**May 22, 2023**

### **IN-PERSON MEETING AGENDA**

**Clinton Township Public Safety Building  
1370 Route 31 North – 3<sup>rd</sup> Floor**

**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/7okiuokn2jgs4mmmuk7rsdjxt05x7n67>**

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

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

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

This is the May 22, 2023 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**

Bayly  Kiefer  Lyte  McTiernan  Naylor  Pfeffer  Rohrbach  Ryan  Stevens

#### **E. NEW BUSINESS**

1) Review of Vouchers

#### **F. MEETING MINUTES**

1) Meeting Minutes – April 24, 2023

Eligible Members: Bayly, Kiefer, Lyte, McTiernan, Naylor, Rohrbach, Stevens

## **G. RESOLUTIONS**

None.

## **H. PUBLIC HEARINGS**

- 1) LANDOWNER MARKETING, LLC  
1755 Route31  
Block 68, Lot 9.02  
Application No. 2022-10  
Applicant is seeking a bifurcated D(1) Use Variance for Self-Storage Use, D(4) FAR Variance and D(6) Height Variance.  
*This application is continued from March 27, 2022 and carried from April 24, 2023 with new notice.*

## **I. COMMUNICATIONS**

- 1) Email dated February 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Landowner Marketing, LLC.
- 2) Completeness Report dated February 7, 2023 from Larry Plevier, PE, CME, Board Engineering Expert re: Landowner Marketing, LLC.
- 3) Email dated February 22, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Landowner Marketing, LLC.
- 4) Memo dated February 24, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 5) Letter dated February 23, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Landowner Marketing, LLC.

## **I. ADJOURNMENT**