

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

MEETING AGENDA

May 20, 2024

7:00PM

IN-PERSON PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd 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/5f6s0ardzfygvc5u90nn4545siykr56>

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Taylor Gribbin, by telephone at (908) 735-8800 x 217, or by e-mail tgribbin@clintontwpnj.org for assistance.

A. CALL TO ORDER AND PUBLIC NOTICE

This is the May 20, 2024, 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 Star Ledger 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 sent to the Hunterdon County Democrat and the Star Ledger no later than the Friday prior to the meeting.

B. FLAG SALUTE

C. ROLL CALL

Bayly Kiefer Lyte McTiernan Naylor Pfeffer Ryan Stevens

D. REVIEW OF VOUCHERS

E. APPROVAL OF MEETING MINUTES

1. March 25, 2024 – Regular Meeting - Draft 2
 - a. Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, & Stevens
2. April 15, 2024 – Special Meeting – Draft 1
 - a. Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, & Stevens

F. PUBLIC HEARINGS

1. **Application No. BOA 2024-07**

Gomez

84 Old Mountain Road – B 16 L 16

APPLICANT IS SEEKING C VARIANCE TO REPLACEMENT/COVER EXISTING STONE STAIRS IN FRONT OF THE DWELLING WITH 8'5" DECK AND STAIRS. EXISTING STONE STAIRS ARE 74'8" SETBACK FROM THE ROAD, THE FRONT YARD SETBACK IS 100'. NEW DECK/STAIRS TO REMAIN APPROXIMATELY THE SAME DISTANCE FROM THE ROAD. VARIANCE RELIEF REQUESTED FOR THE FRONT YARD SETBACK.

2. **Application No. BOA 2024-04**

210 Main Street LLC

210 Main Street – B 7 L 30

APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL AS WELL AS USE VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70d1, TO ENGAGE IN MIXED USES INCLUDING: WAREHOUSE STORAGE; OUTDOOR STORAGE OF HEAVY EQUIPMENT, VEHICLES, AND CONSTRUCTION MATERIALS; EQUIPMENT MAINTENANCE SHOP; OFFICE; AND COMMERCIAL AT PROPERTY 210 MAIN STREET, LEBANON, NJ.

3. **Application No. BOA 2022-12**

Teen Challenge

245 Stanton Mountain Road – B 19 L 32

THE APPLICANT IS SEEKING A USE VARIANCE AND PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR EXPANSION OF DINING HALL TO PROVIDE A CONFERENCE ROOM AND ADDITIONAL DINING SPACE, EXPANSION OF EXISTING CHAPEL, NEW GARAGE FOR STORAGE AND AFTER THE FACT APPROVAL FOR TWO (2) GARAGES CONSTRUCTED BY PRIOR OWNER.

The application is continued from June 26, 2023, July 24, 2023, September 25, 2023, October 23, 2023, November 27, 2023, December 18, 2023, January 29, 2024, February 26, 2024, March 25, 2024, & April 15, 2024.

G. ADJOURNMENT