

*(The following matters were known at agenda deadline. Other matters may arise thereafter that need timely consideration or reaction.)*

**CLINTON TOWNSHIP  
BOARD OF ADJUSTMENT**

[www.clintontwpnj.com](http://www.clintontwpnj.com)

September 28, 2015

**AGENDA**

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

- 1) CALL TO ORDER
- 2) FLAG SALUTE
- 3) PUBLIC NOTICE

This the September 28, 2015 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 bulletin boards in the Municipal 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.

- 4) ROLL CALL

Filus  Lefkus  Lewis  Matsen  McCaffrey  Olsen  Roberts  Stevens  
 Yager

- 5) NEW BUSINESS

1. Vouchers

- 6) MINUTES

None.

- 7) RESOLUTIONS (Distributed by J. Drill via email)

- 1) **McDONALD'S USA, LLC, Block 77, Lot4.01  
185 Center Street**

**Resolution No. 2015-07**, Application No. 2011-11

Modification of Condition #9 to Extend the Time Within Which the Applicant Must Obtain Construction Permits.

Eligible Members: Filus, Lefkus, Lewis, Matsen, McCaffrey, Roberts, Olsen

- 2) **LBP CLINTON, LLC**  
**HIDDEN MEADOWS MAJOR SUBDIVISION, Block 90, Lot 2**  
**Resolution No. 2015-08**, Application No. 2013-07  
Amended “D(1)” Use Variance and Preliminary and Final Major Subdivision Approval to Amend the Landscaping Plan  
Eligible Members: Filus, Lefkus, Lewis, Matsen, Roberts, Olsen, McCaffrey
- 3) **PLATYPUS ENTERPRISES, Block 13.01, Lot 3**  
**1460 Route 22 West**  
**Resolution No. 2015-09**, Application No. 2014-01  
Bifurcated “D(1)” Variances to allow a change in use of the property from a prohibited bus depot allowed by a prior “D(1)” Variance to multiple new prohibited uses, namely: addition to and conversion of a building into a washing, maintenance and repair garage for a construction/excavation business; limited outdoor storage related to the business; use of an above ground storage fuel tank related to the business; conversion of a building into two affordable rental housing units; and two unrelated principal buildings on the property.  
Eligible Members: Filus, Matsen, McCaffrey, Roberts, Olsen
- 8) **COMPLETENESS**
  - 1) **PLATYPUS, Block 13.01, Lot 3**  
Application # 2015-09
  - 2) **CELLCO D/B/A VERIZON WIRELESS, Block 4.03, Lot 36.0**  
Application # 2015-15
- 9) **PUBLIC HEARINGS**
  - 1) **CLINTON/US FUEL, Block 69, Lot 3**  
Application # 2015-03  
Applicant seeks an Amended Site Plan
  - 2) **PLUMERI, Block 16, Lot 51.08**  
Application # 2015-05  
Applicant seeks a variance for height of a new residential accessory structure (garage)
  - 3) **TOWNSHIP OF CLINTON, INTERPRETATION REQUEST**  
**re: Subject Property, Serrani, Block 16, Lot 70**  
Application # 2015-13  
Applicant seeks an interpretation of the regulations applicable to the RC Zoning district to determine whether Round Valley Ranch/Round Valley Trail Rides is a prohibited commercial use requiring a use variance, or whether it is a permitted agricultural use.

10) COMMUNICATIONS

- 1) Completeness Report from Cathy Marcelli re: Platypus
- 2) Completeness Report from Cathy Marcelli re: Cellco D/B/A Verizon Wireless
- 3) Report from Cathy Marcelli re: Clinton/US Fuel
- 4) Report from Brian Bosenberg re: Clinton/US Fuel
- 5) Report from Andrea Malcolm re: Clinton/US Fuel
- 6) Report from Jason Harkins re: Clinton/US Fuel
- 7) Report from Andrea Malcolm re: Clinton Township Zoning Officer Request for Interpretation

11) ADJOURN