

**ANNUAL REORGANIZATION MEETING
CLINTON TOWNSHIP BOARD OF ADJUSTMENT
REVISED AGENDA**

JANUARY 30, 2017
7:00PM

PUBLIC SAFETY BUILDING
1370 Route 31 (3rd Floor)
Annandale, NJ 08801

A. CALL TO ORDER by Board Secretary

B. FLAG SALUTE led by Board Secretary

C. PUBLIC NOTICE

This is the January 30, 2017 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 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.

D. SWEARING IN OF NEW MEMBERS/PRESENTATION OF CREDENTIALS

E. ROLL CALL

Filus Lefkus Lewis Matsen McCaffrey Olsen Roberts Stevens Yager

F. NOMINATIONS AND ELECTIONS

BOARD OFFICERS	
1	Chairperson
2	Vice Chairperson
3	Vice Chairperson Pro Tempore

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Lisa A. John-Basta, Esq.	Chiesa, Shahinian & Giantomasi, PC
3	Engineering Expert	Cathleen Marcelli, PE, CME	Mott MacDonald
4	Traffic Expert	Cathleen Marcelli, PE, CME	Mott MacDonald
5	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
6	Planning Experts	Michael Sullivan, ASLA, AICP Andrea Malcolm, PP, AICP	Clarke, Caton Hintz
7	Architectural Experts	John Hatch, AIA Michael Hanrahan, AIA	Clarke, Caton Hintz
8	Conflict Planning Experts	Joseph Burgis, PP, AICP Tom Behrens, PP, AICP	Burgis Associates, Inc.
9	Affordable Housing Experts	Joseph Burgis, PP, AICP	Burgis Associates, Inc.

		Tom Behrens, PP, AICP	
10	Landscape Architects	Brian Bosenberg, CLA	B.W. Bosenberg & Co. Inc.
11	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
12	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
13	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG,MS, ME	M2 Associates, Inc.
14	Wireless Communications Expert	Charles Hecht, RF Engineer	Hecht Associates
15	Board Stenographer	Joanne Sekella	Sekella Reporting Associates, LLC
16	Secretary provided by Township	Denise Filardo	Township of Clinton
17	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	NJ Advance Media

G. APPROVAL OF CALENDAR FOR 2017

H. APPROVAL OF RULES AND REGULATIONS FOR 2017 (*distributed via email by Jon Drill*)

I. APPROVAL OF 2016 ANNUAL REPORT

J. APPROVAL OF VOUCHERS

K. APPROVAL OF MINUTES

None.

L. RESOLUTIONS

1. **PLATYPUS ENTERPRISES, LLC, Block 13.01, Lot 3**
 1460 ROUTE 22 WEST
 Application No. BOA-2015-09
 Modification of condition #2 of Resolution No. 2015-15 to extend the time within which the Site Plans must be signed.
Resolution No. 2016-05
Eligible Members: Filus, Lewis, Matsen, McCaffrey, Roberts, Stevens, Yager

2. **MARK & JESSICA HODKINSON, Block 87.04, Lot 11**
 2 Cheryle Way
 Application No. BOA-2016-03
 "C(2)" Variance To Allow Construction of a Front Porch Encroaching into the Front Yard Setback Area
Resolution No. 2016-06
Eligible Members: Filus, Lewis, Matsen, McCaffrey, Roberts, Stevens, Yager

3. **DENNIS AND DOMENICA DARROW, Block 13, Lot 30.07**
 61 Haytown Road
 Application No. BOA-2016-03
 "C(1)" Variances to allow construction of a new dwelling on an undersized lot and at a greater density than permitted and also encroaching into the side yard setback area, And "C(2)" Variances to allow the dwelling to encroach into the front yard setback area and to exceed the maximum permitted height.

Resolution No. 2016-07

Eligible Members: Filus, Lewis, Matsen, McCaffrey, Roberts, Stevens, Yager

4. **EDWARD AND GAYLE DENNE, Block 30, Lot 4**

22 Valley Crest Road

Application No. BOA-2016-04

“C(1)” and “C(2)” Variance To Allow Construction Of A Second Floor Bedroom Addition Over An Existing Attached Garage Encroaching Into The Side Yard Setback Area.

Resolution No. 2016-08

Eligible Members: Filus, Lewis, Matsen, McCaffrey, Roberts, Stevens, Yager

5. **RBC FIT, LLC D/B/A PLANET FITNESS, Block 70, Lot 3**

ARROW MILL PLAZA

1712 State Route 31

Application No. BOA-2014-01

Minor Site Plan Approval to allow increase in height of a portion of a gable roof and “C(2)” variance to allow installation of two Planet Fitness wall signs on the westerly front building façade.

Resolution No. 2016-09

Eligible Members: Filus, Lefkus, Matsen, McCaffrey, Olsen, Yager

M. REQUEST FOR EXTENSION OF TIME

1. **PRAVEEN SHARMA, Block 80, Lot 6**

12 Cedar Grove Road

Application No. 2011-08

Applicant requests a Modification of Condition No. 1 of Resolution No. 2014-03 which memorialized the modification of Condition Numbers 3.B, 6.A and 8 of Resolution No. 2011-20R to extend by two (2) years the time within which the applicant must obtain construction permits, expand the septic system, and install landscaping, all related to the proposed development.

N. COMMUNICATIONS

1. Letter from Praveen Sharma, Block 80, Lot 6, dated 1/19/17 re: Request for Extension of Time

O. ADJOURNMENT