

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.com

PUBLIC MEETING

DATE: April 24, 2017

Chairman McCaffrey called the meeting to order at 7:30pm.

Chairman McCaffrey led the Flag Salute.

Chairman McCaffrey read the Public Notice.

This is a 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 outside the Planning and Zoning Office 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.

MEMBERS IN ATTENDANCE

Filus, Lefkus, Lewis, Matsen, McCaffrey, Olsen, Stevens

MEMBER ABSENT

Roberts, Yager

PROFESSIONALS/STAFF IN ATTENDANCE:

- 1) Jonathan Drill, Esq., of Stickel, Koenig, Sullivan and Drill, Board Attorney (via telephone)
- 2) Denise Filardo, Board Secretary

VOUCHERS

A motion was made by Mr. McCaffrey and seconded by Mr. Matsen to approve the vouchers for payment. The vote record follows.

Roll Call: Payment of Vouchers						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Filus			X			
Lefkus			X			
Lewis			X			

Matsen		X	X			
McCaffrey	X		X			
Olsen (Alt. 2)			X			
Roberts						X
Stevens			X			
Yager (Alt. 1)						X

MINUTES

MEETING MINUTES of September 28, 2015

A motion was made by Mr. Matsen and seconded by Mr. Lefkus to adopt the Meeting Minutes of September 28, 2015. The vote record follows.

Roll Call: September 28, 2015 Meeting Minutes						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Filus					X	
Lefkus		X	X			
Lewis					X	
Matsen	X		X			
McCaffrey			X			
Olsen (Alt. 2)			X			
Roberts						X
Stevens					X	
Yager (Alt. 1)						X

REQUEST FOR EXTENSION OF TIME

JOSEPH SMELTZER

1102 Stanton-Lebanon Road

Block 16, Lot 52

Application No. 2014-01

Applicant is requesting an Extension of Time to comply with condition Numbers D.8.c and D.8.d. of Resolution No. 2014-03, pertaining to obtaining permits and to obtain construction permits for the garage, shed and family room.

Mr. Smeltzer was not present at tonight’s meeting, however his letter, dated February 28, 2017, requested a One (1) Year Extension of Time to obtain the final permits. He has obtained all permits for the work with the exception of the garage which needs to be obtained by May 27, 2017. The construction on the main dwelling is expected to be completed by the end of the fall of 2017. Mr. Smeltzer has completed removal of the previously existing shed. He purchased a new shed and relocated it in the rear yard as agreed to. He also moved the propane tank further back from the road as agreed.

BOARD FINDINGS:

- After considering Mr. Smeltzer’s request, the Board found that there have been no changes in zoning that would affect this project.
- Mr. Smeltzer is doing most of the work himself and is making significant progress.
- The reasons for Mr. Smeltzer’s request are justified.

RELIEF GRANTED:

Modification of Conditions #8.c of Resolution No. 2014-03 to Extend the Time Within Which the Applicant Must Obtain Construction Permits for the Garage and Shed by One (1) Year.

A motion was made by Mr. Lefkus and seconded by Ms. Stevens to grant a One (1) Year extension of time until May 27, 2018. The vote record follows.

<i>Roll Call: Smeltzer, Blk 16, Lot 52 – One year Extension of Time</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Filus			X			
Lefkus	X		X			
Lewis			X			
Matsen			X			
McCaffrey			X			
Olsen (Alt. 2)			X			
Roberts						X
Stevens		X	X			
Yager (Alt. 1)						X

ADJOURNMENT

A motion was made by Ms. Stevens and seconded by Mr. Matsen to adjourn. The Board concurred unanimously and the meeting was adjourned at 7:49pm.

Respectfully Submitted,

Denise Filardo
 Planning and Zoning Board Secretary

These minutes were approved on May 22, 2017.