

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

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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August 28, 2017

REVISED AGENDA

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This the August 28, 2017 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.

D. ROLL CALL

Filus Lefkus Lewis Matsen McCaffrey Olsen Roberts Stevens
 Yager

E. NEW BUSINESS

1) Vouchers

F. MEETING MINUTES

- 1) September 26, 2016
- 2) October 24, 2016
- 3) July 24, 2017

G. RESOLUTIONS (*Distributed by Jon Drill*)

- 1) BOURBON STREET LAND CO., LLC
RUTLAND PLAZA / BOURBON STREET WINE & SPIRITS (LOT 2)
ARROW MILL PLAZA / OCEAN STATE JOB LOT (LOT 3)
Block 70, Lots 2 & 3
1708 & 1712 Route 31 North
Application No. 2016-09
Resolution No. 2017-03
Resolution Memorializing Grant of Amended Preliminary and Final Site Plan Approval with Incidental “C(2)” Variances and Exceptions to allow installation of a Cross Access Driveway Between Lots 2 And 3 With Directional Signage, Construction of a Trash Enclosure and Site Lighting on Lot 2, and Landscaping Modifications on Lot 3
Eligible Members: Lefkus, Matsen, Lewis, Olsen, Yager & McCaffrey

H. REQUEST FOR EXTENSION OF TIME

- 1) PLATYPUS ENTERPRISES, LLC
Block 13.01, Lot 13
1460 Route 22
Applicant requests a modification of condition No. 2 of Resolution No. 2016-05 to extend the time within which to Revise the Plans and other Documents and Obtain Signatures on the Plans by August 22, 2017 for a period of six (6) months.

I. PUBLIC HEARINGS

- 1) CHURCH OF THE HOLY SPIRIT
Block 13, Lot 23.01
3 Haytown Road
Application No. 2017-01
The applicant is seeking an after-the-fact Final Site Plan approval for the expansion of an existing church building from 6,618sf to 11,333sf and replacement of a 58’-high steeple/cross with a 78’-high steeple/cross. Preliminary Site Plan approval was received pursuant to Resolution No. 5-98 adopted on February 3, 1998.
- 2) CHURCH OF THE HOLY SPIRIT
Block 13, Lot 23.01
3 Haytown Road
Application No. 2017-01
The applicant is seeking a Waiver of Site Plan for an 800sf addition to the existing rectory building.

J. COMMUNICATIONS/REPORTS

- 1) Completeness Report from Cathy Marcelli, Board Engineer re: Church of the Holy Spirit
- 2) Report from Andrea Malcolm, Board Planner re: Church of the Holy Spirit
- 3) Technical Report from Cathy Marcelli, Board Engineer re: Church of the Holy Spirit

- 4) Report from Brian Bosenberg, Board Landscape Architect re: Church of the Holy Spirit
- 5) Report from Jason Harkins, Board Lighting Expert re: Church of the Holy Spirit
- 6) Letter dated August 21, 2017 from Neil Yoskin, Esq. re: Platypus Request for Extension of Time

K. ADJOURNMENT