

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

September 23, 2013

PRESENT: Tom McCaffrey, John Matsen, Wayne Filus and Dave Roberts.

PROFESSIONALS: Rebecca D'Alleinne, Administrator.

ABSENT: Ira Breines, Sharon Stevens, John Lefkus, Amy Switlyk and Sharol Lewis.

CALL TO ORDER

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

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 on the 1st Floor of the building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, the Star Ledger and the North County Branch of the Hunterdon County Library, no later than the Friday prior to the meeting.

NEW BUSINESS

Vouchers

Chairman McCaffrey moved and Dave Roberts seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

MINUTES

John Matsen moved and Wayne Filus seconded a motion to approve the minutes of July 22, 2013 as corrected. The Board concurred unanimously and Dave Roberts abstained.

RESOLUTIONS

WATER'S EDGE HOMEOWNERS' ASSOC., Block 68, Lot 9.04

Resolution #2013-13, Application #2012-15

Chairman McCaffrey stated that Draft #5 was under consideration. Tom McCaffrey moved and Dave Roberts seconded a motion to approve the resolution as written. Members in favor: McCaffrey.

VILLAGE GREEN/MEURER DEVELOPMENT, Block 49, Lot 25

Resolution #2013-14, Application #2011-07

Chairman McCaffrey reported that Version #2 was under consideration. John Matsen moved and Wayne Filus seconded a motion to approve the resolution as written. Members in favor: McCaffrey, Matsen and Filus.

TOWN OF CLINTON WATER DEPT., Block 79.01, Lot 28

Resolution #2013-15, Application #2013-09

Chairman McCaffrey stated that Version 2 was under consideration. Wayne Filus moved and John Matsen seconded a motion to approve the resolution as written. Members in favor: McCaffrey, Matsen and Filus.

OLD BUSINESS

Walter Wilson, Esq. introduced himself on behalf of Meurer Development/Village Green. He explained that the NJ Transit was finished with their construction and it was above the grade at the property line with Meurer Development's adjoining lot. He indicated that the applicant wanted to ask that some of the doors be converted to windows. Mr. Wilson noted that Building Official Mike Wright had indicated that the applicant should go back to the Board for relief. He expressed the opinion that the Board professionals agreed with their suggestion to change the doors. He also noted that there was a second aspect in that the applicant wanted to add a pizza restaurant to the site plan, which would change the parking requirements. Mr. Wilson characterized it as a modification to a condition of the preliminary and final site plan approval and asked for a special meeting of the Board to address the matter. Discussion ensued as to possible dates for a meeting. The Administrator was directed to research the matter and determine whether the Board professionals and members could attend a Special Meeting on October 7th, either before or after the Planning Board regular meeting.

ADJOURNMENT

Dave Roberts moved and John Matsen seconded a motion to adjourn, and the motion passed unanimously. The meeting was adjourned at 7:47PM.

These minutes were approved on October 7, 2013.

Rebecca E. D'Alleinne, Administrator