

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

April 28, 2014

PRESENT: Tom McCaffrey, Sharon Stevens, Wayne Filus, John Lefkus, Dave Roberts and Sharol Lewis.

PROFESSIONALS: Jon Drill, Attorney and Rebecca D'Alleinne, Administrator.

ABSENT: John Matsen.

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, and the Star Ledger, no later than the Friday prior to the meeting.

NEW BUSINESS

Vouchers

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

MINUTES

Sharol Lewis moved and Sharon Stevens seconded a motion to approve the minutes of March 24, 2014, as written. The Board concurred unanimously.

RESOLUTIONS

**VALLEY BROOK FARM, Block 7, Lot 2**

Resolution #2014-02, Application #2013-13

Jon Drill stated that the third draft was under review, noting that he had not distributed it to the applicant or objectors, due to the fact that the resolution was a denial.

Sharon Stevens moved and Wayne Filus seconded a motion to approve the resolution as written. Members in favor: Wayne Filus and Sharon Stevens.

Joe Rossi introduced himself as the new zoning officer.

**BENCH/FOX MEADOW PROPERTIES, LLC, Block 95, Lot 2**  
Resolution #2014-02, Application #2008-12

Jon Drill reported that Version 2 was under consideration. Sharon Stevens moved and Sharol Lewis seconded a motion to approve the resolution as written. Members in favor: McCaffrey, Stevens, Lewis and Filus.

COMPLETENESS WAIVERS HEARING

**ENGINEERING & LAND PLANNING, Block 66, Lot 2**

Jon Drill recused himself from hearing the following waivers hearing. Walter Wilson, Esq. introduced himself on behalf of the applicant. Chairman McCaffrey listed the waiver requests, noting that Cathy Marcelli had no objections to the requests. John Lefkus moved and Sharon Stevens seconded a motion to approve the waiver requests. Members in favor: McCaffrey, Stevens, Lewis, Filus, Lefkus and Roberts. Mr. Drill rejoined the meeting.

PUBLIC HEARING

**JOSEPH SMELTZER, Block 16, Lot 52**  
Application #2014-01

Joseph Smeltzer introduced himself as the applicant and was sworn by Jon Drill. Mr. Seltzer reported that he had owned his property for 9 ½ years, expressing the opinion that he needed to remodel the kitchen and erect a garage. He explained that there was no basement and that he wanted to construct a safe room and a family room on the back on the house. He explained that the house was not facing the road. Mr. Smeltzer displayed Photo 1 and noted that none of the new construction would be closer to the road than the house was already located. He thought that there were 21 feet from the house to the road and explained that there was no rear door on the house. Mr. Smeltzer discussed the individual photos that he had taken. He noted that there was no other house in the area that didn't have a garage. He stated that he would move the shed and put the garage in that general vicinity. Mr. Smeltzer explained that he would not change the color of the house. He noted that the current layout of the doors was not functional. He discussed the kitchen layout and where the family room would be located.

Mr. Smeltzer expressed the opinion that it would take 36 months to build the entire project. He indicated that Phase One would be the laundry room and covered porch and that he would need one year to pull permits. Phase Two would be construction of the bathroom, safe room and footings for the larger addition and he estimated that it would require an additional year. Phase Three would be the garage, which would require another year, for a total of 36 months. Phase Four would be the family room, which would require a year to finish and pull the CO for a total of 48 months. Mr. Drill

discussed the variance sketch, noting that all additions to the dwelling were in the front yard setback. He expressed the opinion that the frame shed probably needed a front yard setback variance and that the garage would need a front and side yard setback variance.

Chairman McCaffrey discussed the proposed garage location and that there should be no further encroachment than the existing shed already had. He pointed out that it would need to be moved over to avoid the septic system. Mr. Smeltzer stated that the area was rural and that the houses were very far apart. Jon Drill discussed the conflicting locations of the structures on the two different drawings from the architect and the variance sketch. Dave Roberts asked about when he would do the siding and Mr. Smeltzer responded that he would do so after Phase One. Discussion ensued concerning the front yard setback.

Mr. Lewis Arcuri, 2 Bass Lane, was sworn and commented that he had reviewed the proposed plans and that they were acceptable to him. Chairman McCaffrey called a recess at 8:44PM. The meeting was called to order at 8:55PM.

Jon Drill discussed Exhibit A-1 (Revised Variance Sketch). Mr. Smeltzer noted that it would comply with the side yard and rear yard setbacks. The administrator was directed to copy the drawing and send to the applicant and attorney. Sharon Stevens discussed the siding and expressed concern that it wouldn't match, due to the time between phases. Mr. Smeltzer expressed the opinion that it shouldn't be a problem. Jon Drill stated that the applicant would need four variances and listed them for the record, noting that they were all C1 variances. Dave Roberts commented that the whole building envelope was in a steep slope area. John Lefkus moved and Dave Roberts seconded a motion to grant the variances as discussed. Members in favor: McCaffrey, Stevens, Lewis, Filus, Lefkus, and Roberts.

#### ADJOURNMENT

Dave Roberts moved and Sharon Stevens seconded a motion to adjourn, and the motion passed unanimously. The meeting was adjourned at 9:16PM.

These minutes were approved on May 27, 2014.

Rebecca E. D'Alleinne, Administrator