

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

**CLINTON TOWNSHIP BOARD OF ADJUSTMENT**

[www.clintontwpnj.com](http://www.clintontwpnj.com)

February 24, 2020

**AGENDA**

7:00PM

PUBLIC SAFETY BUILDING  
1370 Route 31N  
Annandale, NJ 08801

**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. PUBLIC NOTICE**

This the February 24, 2020 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  Lewis  Matsen  McCaffrey  McTiernan  Pfeffer  Roberts  Stevens  
 Yager

**E. NEW BUSINESS**

1) Vouchers

**F. MEETING MINUTES**

1) January 28, 2020

*Eligible Members: Matsen, McCaffrey, McTiernan, Pfeffer, Roberts, Stevens, Yager*

**G. RESOLUTIONS** *(To be distributed by Jon Drill)*

1) PLATYPUS ENTERPRISES

Block 13.01, Lot 3

1460 Route 22

Application No. BOA-2019-06

Resolution No. 2019-09

Amended Preliminary and Final Site Plan Approval to make the following modifications: elimination of a concrete pad on southerly side of new garage; modified construction detail for wood fence; removal of directional sign in driveway entrance triangle; removal of split rail fence originally intended as a barrier for the house which has since been demolished; relocation of driveway gate; proposed addition of a wood burning furnace to heat the building; and a proposed landscape berm.

Eligible Members: *Lewis, Matsen, McCaffrey, McTiernan, Pfeffer, Roberts, Stevens*

**H. PUBLIC HEARING**

1) DONALD BAKER

Block 4.03, Lot 31

1070 Route 22

Application No. BOA-2019-04

Applicant is seeking a “D(1)” Use Variance, Preliminary and Final Site Plan Approval and a “C(1)” Hardship Variance to construct a 19,200sf equipment storage warehouse to maintain construction equipment, including a first floor office area, 20 parking spaces for employees and visitors, a paved area for circulation and outdoor equipment / material storage and a stormwater bio-retention basin.

*This application was carried from November 25, 2019.*

**I. COMMUNICATIONS/REPORTS**

- 1) Letter dated May 21, 2019 from New Jersey Highlands Council re: Donald Baker application.
- 2) Letter dated June 12, 2019 from Hunterdon County Planning Board re: Donald Baker application.
- 3) Memo dated August 2, 2019 prepared by Michael Wright, CT Construction Code Official re: Donald Baker application.
- 4) Memo dated August 7, 2019 prepared by Steven Milne, CT Fire Marshal re: Donald Baker application.
- 5) Letter dated September 9, 2019 from Clinton Township Environmental Commission re: Donald Baker application.
- 6) Report dated September 11, 2019 prepared by Jim Mazzucco, LLA and Brian Bosenberg, LLA, RLA, ASLA re: Donald Baker application.
- 7) Letter dated September 13, 2019 from Jeffrey K. Keller, Ph.D re: Donald Baker application.
- 8) Report dated September 17, 2019 prepared by Jason Harkins, LLA re: Donald Baker application.

- 9) Memo dated September 17, 2019 prepared by Thomas Behrens, Jr., PP, AICP re: Donald Baker application.
- 10) Email dated September 17, 2019 from Thomas DeRosa, Clinton Township Officer in Charge re: Donald Baker application.
- 11) Report dated September 25, 2019 prepared by Cathleen Marcelli, PE, CME re: Donald Baker application.
- 12) Report dated November 19, 2019 prepared by Michael Hanrahan, AIA re: Donald Baker application.
- 13) Report dated January 28, 2020 prepared by James T. Kyle, PP, AICP and Elizabeth K. McManus, LEED, AP, PP, AICP, applicant's planning experts re: Donald Baker application.

## **J. ADJOURNMENT**