

*(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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February 22, 2016

AGENDA

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

1. CALL TO ORDER
2. FLAG SALUTE
3. PUBLIC NOTICE

This the February 22, 2016 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.

4. ROLL CALL

Filus Lefkus Lewis Matsen McCaffrey Olsen Roberts Stevens
 Yager

5. NEW BUSINESS

1) Vouchers

6. MINUTES

None

7. RESOLUTIONS (Distributed by J. Drill via email)

1) US FUEL, LLC, Block 69, Lot 3

Application No. BOA-2015-03, Resolution No. BOA-2015-14

GRANT OF "D(1)" USE VARIANCES, "C(2)" VARIANCES, SITE PLAN ORDINANCE EXCEPTIONS, AND PRELIMINARY AND FINAL SITE PLAN APPROVAL

Eligible Members: Lefkus, Olsen, Roberts, Yager

2) PLATYPUS, Block 13.01, Lot 3

Application No. BOA-2015-09, Resolution No. BOA-2015-15
BIFURCATED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH
TEMPORARY "C(1)" VARIANCES FOR EXISTING SEPTIC SYSTEM AND
EXCEPTIONS FROM CERTAIN SITE PLAN ORDINANCE LANDSCAPE
BUFFER REQUIREMENTS

Eligible Members: Lefkus, Lewis, Matsen, McCaffrey, Roberts, Stevens, Yager

8. RESOLUTION MODIFICATION REQUESTS

1) HALE, Block 29, Lot 31

Application No. 2015-12, Resolution No. 2015-13

Applicant seeks modification of Condition No. 5a. of Resolution No. 2015-13, regarding posting of Performance Guaranty

2) HIDDEN MEADOWS, Block 90, Lot 2

Applicant seeks to discuss Condition No. 1 of Resolution No. 2015-08, regarding landscaping.

9. TIME EXTENSION REQUEST

1) FOX MEADOW PROPERTIES, LLC Block 95, Lot 2

Applicant is seeking an extension of time of Condition No. 12 of Resolution No. 2014-01 to obtain building permits by February 28, 2016.

10. COMPLETENESS

1) HEATHER AND MICHAEL SEGAL, Block 3.01, Lot 20

Application # 2015-15

Applicant is seeking a variance to construct an attached garage to their pre-existing nonconforming home.

11. PUBLIC HEARING

2) HEATHER AND MICHAEL SEGAL, Block 3.01, Lot 20

Application # 2015-15

Applicant is seeking a variance to construct an attached garage to their pre-existing nonconforming home.

12. COMMUNICATIONS

- 1) Letter from George Dilts Esq. re: Hidden Meadows, Block, 90, Lot 2
- 2) Letter from John P. Gallina, Esq. re: Fox Meadow Properties, LLC, Block 95, Lot 2
- 3) Report from Cathy Marcelli re: Segal, Block 3.01, Lot 20
- 4) Memo from Cathy Marcelli re: Hale, Block 29, Lot 31

13. ADJOURNMENT