

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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PUBLIC MEETING

December 8, 2014

PRESENT: Tom McCaffrey, John Matsen, Sharol Lewis and John Lefkus.

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

ABSENT: Dave Roberts, Wayne Filus and Sharon Stevens.

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 Sharol Lewis seconded a motion to approve the vouchers for payment. The Board concurred unanimously.

RESOLUTIONS

OCEAN STATE JOB LOT, Block 70, Lot 3

Resolution #2014-12, Application #2014-01

Jon Drill stated that Version 3 was under consideration and that the applicant's attorney had agreed to the draft. Sharol Lewis moved and John Lefkus seconded a motion to approve the resolution as written. Members in favor: McCaffrey, Lewis and Lefkus.

SHARMA, Block 80, Lot 6

Resolution #2014-13, Application #2012-08

Chairman McCaffrey noted that Version 3 was under consideration. Jon Drill read several typos into the record. He stated that Mr. Sharma had agreed with the form

and substance of the last draft. John Matsen moved and John Lefkus seconded a motion to approve the resolution as corrected. Members in favor: McCaffrey, Matsen, Lewis and Lefkus.

LEMAD, Block 68, Lot 6

Jon Drill stated that Version 3 of the resolution was under consideration and read the correction of several typos into the record. He instructed the members to eliminate the drafts from their email. Sharol Lewis moved and John Matsen seconded a motion to approve the corrected resolution. Members in favor: McCaffrey, Matsen, Lewis and Lefkus.

John Lefkus recused himself and left the meeting. Wayne Filus was reached by telephone and participated in the following hearing.

COMPLETENESS WAIVERS HEARING

KULLMAN ASSOCIATES, Block 7, Lot 33

Application #2014-04

Guliet Hirsch, Esq. introduced herself on behalf of the applicant. She referred to the completeness reports from Board Engineer Cathleen Marcelli, and pointed out that an LOI would not be required. She noted that she was attempting to keep the costs down and expressed the hope that they would not have to create another set of plans. Ms. Hirsch reminded the board that no changes would be made to the site plan. In regard to the missing north arrow and topography, she asked that the applicant be able to submit them on the approved plans, and also asked for a temporary waiver.

Jon Drill discussed the request. He suggested that the Board declare it incomplete, but still hear the application. Ms. Hirsh noted that the arrow was missing only on the key map and expressed the opinion that the topography was not needed on the key map as it was shown on the site plan. Chairman McCaffrey asked whether it was her intent to provide all of the information eventually. Ms. Hirsch stated that the information will be there after Board grants the final approval. Jon Drill commented that checklist items 22 and 27 could be considered as conditions of approval. Item 49 was discussed and a title block would be needed beforehand. Ms. Hirsch stated that they would be able to provide a plan sheet with the dumpster location on it.

Mr. Drill suggested that the Board determine how long before the meeting that the sheet would be submitted, noting that it should be no less than 10 days before the hearing but pointing out that the Board Rules ask for 21 days in advance. He recommended that the Board deny the waivers, noting that the MLUL did not say that an application must be complete to be heard.

Ms. Hirsch discussed a retaining wall next to the office building, which was to replace the existing wall that had been destroyed. She stated that the applicant had determined to restore the wall, noting that it was not a new structure.

Chairman McCaffrey stated for the record that checklist item 56 would be withdrawn. Sharol Lewis moved and John Matsen seconded a motion to deny checklist items 22, 27, & 49, grant all other waiver requests, determine that the application would

be deemed incomplete, but would; however, be listed for a public hearing on January 26, 2015. Members in favor: McCaffrey, Matsen, Lewis and Filus.

PUBLIC HEARING

MEURER DEV./VILLAGE GREEN, Block 49, Lot 25
Application #2014-06

There were no members of the public regarding the application. Mr. Drill announced that the notice was deficient so had to be carried to the January 26, 2015 meeting, but with the requirement for a new public notice.

ADJOURNMENT

Wayne Filus moved and John Matsen seconded a motion to adjourn, and the motion passed unanimously. The meeting was adjourned at 8:07PM.

These minutes were approved on January 26, 2015.

Rebecca E. D'Alleinne, Administrator