

AGENDA

**CLINTON TOWNSHIP  
BOARD OF ADJUSTMENT**

<http://township.clinton.nj.us>

January 24, 2005  
7:30 p.m.

MUNICIPAL CENTER  
1370 Route 31N  
Annandale, N. J.

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. 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 on January 20, 2005, and the notice of and agenda for this meeting was posted on the bulletin boards in the vestibule of the Municipal Building and outside the Planning and Zoning Office on the 2<sup>nd</sup> 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 the Friday prior to the meeting.

- D. ROLL CALL
- E. APPROVAL OF MINUTES
  - 1. Minutes of December 13, 2004 (Distributed via email)
- F. RESOLUTIONS
  - 1. **CHIODA, Block 3.01, Lot 19**  
Resolution #2004-21, Application #2004-05

- G. PUBLIC HEARING
  - 1. **COCCHIOLA, Block 3, Lot 9.03**, Application #2004-09  
Applicant seeks a bulk variance due to a court decision which resulted in the residence having a non-conforming rear yard setback.

2. **BEAVER BROOK MASTERS, Block 79.02, Lot 9.01**, Application #2004-10  
Applicant seeks approval for a sign for back entrance to Beaver Brook on Country Club Road.

#### H. INTERPRETATION OF ZONING ORDINANCE

1. **ZONING OFFICER DAVID MILLS**

Township Zoning Officer seeks clarification on setback determination for decks, air conditioning units and other protrusions from residences.

#### I. NEW BUSINESS

1. Approval of vouchers

#### J. COMMUNICATIONS

1. Memo from M. Bolan, Re: Cocchiola, 1/20/05(Dist. via email)
2. Report from P. Ferriero, Re: Beaver Brook Masters, 1/6/04 ( Dist. via email)
3. Report from M. Bolan, Re: Beaver Brook Masters, 1/20/05 (Dist. via email)
4. Report from M. Bolan, Re: Interpretation, 12/10/04
5. Report from M. Bolan, Re: Interpretation, 1/20/04 (Updated from original version. Dist. via email)
6. Letter from F. Ryan, Re: Water's Edge, 12/17/04
7. Letter from F. Ryan, Re: Water's Edge, 1/13/05
8. 2004 Year End Open Space Report
9. Letter from E. Bertele to T. Borkowski, Re: Resignation, 12/22/04
10. Newspaper articles of interest.

#### K. ADJOURNMENT