

AGENDA

**CLINTON TOWNSHIP
BOARD OF ADJUSTMENT**

www.township.clinton.nj.us

APRIL 23, 2001
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 11, 2001, 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 2nd 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

Meeting of March 26, 2001 (distributed via email)

F. RESOLUTIONS

- 1. Appointment of Architectural Expert
- 2. Adoption of Rules

G. PUBLIC HEARINGS

- 1. **CLINTON HONDA**, Block 32, Lots 3 and 2 and now 1 (C-2)

Applicant initially sought a D2 use variances to permit the expansion of a non-conforming, pre-existing automobile dealership use from Lot 3 to Lot 2, on which

currently exists a house, which is to be demolished, and a garage. In addition, applicant initially sought preliminary and final site plan approval to expand the automobile dealership. Applicant also initially sought a C variance to permit the pre-existing garage to remain in its current location, which garage has an existing front yard setback of 99.5' whereas 101' are required and an existing side yard setback of 1.9' whereas 75' are required. The hearing in this matter commenced on 02/26/2001.

Applicant amended the application during the second hearing session on 03/26/2001 to seek a bifurcated D2 variance only and to add Lot 1 to the application.

At the conclusion of the second hearing session, the Board directed counsel to prepare a proposed approval resolution and continued the matter to 04/23/2001 for a vote on the application and consideration of the proposed resolution.

2. **WETTELAND**, Block 33, Lot 2

Applicant seeks approval to construct a single-family dwelling on a lot without adequate lot width at the street but also need relief from the requirement that the lot must abut a street. Variance is sought for lot width at the street and the Board will be requested to direct the issuance of a permit for a dwelling not abutting a street where the applicant proposes to use a Craig Road extension as a private driveway.

H. OLD BUSINESS

Approval of Vouchers
Rules of Procedure
Please remember to return your 2000 ethics forms.

I. NEW BUSINESS

J. COMMUNICATIONS

1. Report from Banisch Associates dated 4/18/01 re Wetteland.
2. Correspondence and filings re Clinton Realty litigation:
 - (a) Order of Dismissal dated March 27, 2001;
 - (b) Letter from Jonathan Drill dated April 2, 2001, with pleadings;
 - (c) Letter from Walter Wilson dated April 5, 2001;
 - (d) Letter from Jonathan Drill dated April 9, 2001.
3. NJPO seminar, April 27, 2001, beginning at 1 p.m. The topics are very timely.

K. ADJOURNMENT