

REVISED AGENDA

**CLINTON TOWNSHIP
BOARD OF ADJUSTMENT**

www.township.clinton.nj.us

MAY 29, 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 April 23, 2001 (distributed via email)

- F. RESOLUTIONS
- Rules of Procedure
- G. PUBLIC HEARINGS

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

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 with conditions that would include architectural / design restrictions and continued the matter to 04/23/2001 for a vote on the application and consideration of the proposed resolution. The Board considered during the 04/23/2001 hearing session whether or not to appoint an architectural expert and determined not to appoint such an expert but to appoint an architectural subcommittee of the Board to work with the applicant on site plan and design issues.

The matter was further continued to 05/29/2001 for a vote on the bifurcated D2 variance application and consideration of proposed Resolution No. 2001-3.

H. COMPLETENESS WAIVERS AND COMPLETENESS DETERMINATION

1. **ELIZABETHTOWN WATER COMPANY**, Block 7, Lots 18 and 18.01(AH-1)

Applicant seeks to construct a 500,000 gallon water storage tank, access roadway, parking area and landscaping to service the proposed Windy Acres community. The current Windy Acres proposal is for 911 units, including single family homes, market and affordable townhouses.

I. OLD BUSINESS

Approval of Vouchers

J. NEW BUSINESS - None

K. COMMUNICATIONS

1. Letter from George Dilts, Esq., dated May 21, 2001, re Clinton Honda
2. Letter from Hazen and Sawyer dated May 11, 2001, re Elizabethtown Water.
3. Letter from Annandale Hose Co. dated May 15, 2001, re Elizabethtown Water.
4. Memo from Clinton Township Police Department dated April 26, 2001, re Elizabethtown Water.
5. Letter from Hunterdon County Health Department dated January 5, 2001, re Elizabethtown Water.
6. Report from RCBA dated May 22, 2001, re Elizabethtown Water.
7. Letter from John Lefkus dated February 22, 2001, re Windy Acres.

L. ADJOURNMENT