

# MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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## IN-PERSON PUBLIC MEETING

DATE: December 18, 2023

Chairman McTiernan called the meeting to order at 7:00pm.

Chairman McTiernan read the Public Notice.

This was an in-person Special 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 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.

### MEMBERS IN ATTENDANCE

Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Rohrbach, Stevens

### MEMBERS ABSENT

Ryan

### PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Jonathan Drill, Esq., Board Attorney
- 2) Larry Plevier, Board Engineer
- 3) Tom Behrens, Board Planning Expert
- 4) Jackie Klapp, Board Stenographer
- 5) Taylor Gribbin, Board Secretary

### MEETING MINUTES

None at the time of meeting.

### RESOLUTIONS

None at the time of meeting.

Ms. Rohrbach reads her letter of resignation from the Clinton Township Board of Adjustment.

**REQUEST FOR EXTENSION OF TIME**

**CLINTON AGRICULTURAL ASSOCIATES**

Block 14, Lots 6 & 7

Application No. BOA-2020-07

The applicant is seeking a Modification of Condition D.1 of Resolution No. 2021-09, which required an application for Preliminary & Final Site Plan application to be filed with the Board by January 24, 2023. The applicant is requesting an Extension of the time within which to file said application(s) which are presently being prepared for submission and are expected to be filed shortly.

Present at the time of the meeting was Mr. Harold Wilbert, Owner/Manager of Clinton Agricultural, and Mr. Steven Gruenberg, Attorney.

Tom Behrens, Sworn in, reviews the memo prepared by Burgis Associates dated November 27, 2023. The applicant, Mr. Wilbert, agreed to comply with the conditions set for in the memo. The applicant also agreed to comply with the Boards suggestions for the appearance of the buildings.

Mr. Naylor questioned what the extension of time was being requested for.

The board and the applicant agreed on the extension as follows:

- Completed Preliminary Site Plan Application submission by February 29, 2024
- Completed Final Site Plan Application submission by January 31, 2025

The vote is shown below:

<b>Roll Call: CLINTON AGRICULTURAL ASSOCIATES BOA 2020-07</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Bayly			X			
Kiefer			X			
Lyte			X			
McTiernan (C)			X			
Naylor (Alt 2)			X			
Pfeffer (VC)			X			
Rohrbach			X			
Ryan (Alt 1)						X
Stevens			X			

## **PUBLIC HEARING**

### **TEEN CHALLENGE OF NEW JERSEY**

Block 19, Lot 32 - 245 Stanton Mountain Road

Application No. BOA-2022-12

The applicant is seeking a Use Variance and Preliminary and Final Site Plan Approval for expansion of dining hall to provide a conference room and additional dining space, expansion of existing chapel, new garage for storage and after the fact approval for two (2) garages constructed by prior owner.

Ms. Rohrbach recused herself for the duration of this public hearing.

Present at the time of the meeting was Ms. Guliet Hersch, applicants attorney.

Reiteration of the removal of the “Campus Improvements” set of plans from the original submission from the file to avoid confusion.

Discussion was had to get all the correct documentation uploaded to the Box Account for Board member and public use. Box Account was missing documents sent from November as well as letters from the attorney dated 12/06/2023 and 12/07/2023.

Township Engineer comments on the noise generation test that is to be completed per the NJ Noise Code to confirm compliance with said code.

Board Engineer weighs in on the capacity of the generators, that they will be able to handle the proposed capacity going to them.

Present at the time of the meeting, the applicants engineer, Mr. Bayer. He makes mention how the power will be transferred. The generators will be hard wired to a transfer station, in close proximity to the electrical panels. He stated there would be no need for underground conduit for electrical lines. He comments that the generators will be able to handle the existing site as well as any future development.

Exhibits presented at this meeting included the following:

A-1: Certification of Accreditation awarded to the Adult & Teen Challenge New Jersey located in Lebanon, New Jersey for having attained compliance with The Adult & Teen Challenge USA Standards for long-term Christian Discipleship in Residential Ministry, attested by Ms. Sharon Blankenship, for a period of three (3) years from the date August 2023. Signed by Reverend Gary Blackard, President & CEO. Received 12/18/2023.

A-2: Teen Challenge Property generator location map prepared by Bayer-Risse Engineering Inc. dated 12/18/2023, showing the location of the generators in the property in relation to the closest property lines and the closest residence.

Applicants Engineer, Mr. Bayer, measures on A-2 the distance from the center of the property at 245 Stanton Mountain Road to the closest residence, the Rohrbach Residence, and it measured roughly 550 feet.

Commentary made regarding the LP tanks to supply the proposed generators on site. Mr. Bayer mentions that the lines would be trenched from the LP tanks to the proposed generators. The LP tanks will be roughly 8 feet from the nearest wood frame shed on the property. There will be bollards located around the LP tanks.

Mr. Craig Naylor questions the safety of the above ground LP tanks and other above ground storage tanks.

Board Engineer Larry Plevier mentions that there should be no issue with the proposed noise to be generated from the proposed generators due to the advancements in technology in recent years.

Board Chairman Mr. McTiernan opens the floor to public comment:

Mr. Rich Reynolds located down the road from the subject property, 245 Station Mountain Road. Mr. Reynolds questions how the tanks will be mounted if not on a concrete pad.

Mr. James Valenzola asks about the fuel consumption for each of the proposed generators, as well as the size of the proposed LP tanks to supply the generators.

Mr. Mitch Feldon located near Stanton Mountain Road makes mention of the existing 48 kW generator located near the dining hall on the Teen Challenge property and asks if this is a large size when a single-family dwelling runs off a 17 kW generator.

Ms. Maureen Tauber located at 250 Stanton Mountain Road states that she can hear the existing generator from her home and questions whether there will be increased noise levels with the proposed generators.

The applicants Engineer makes mention that the new generators are being specifically designed with sound barriers and once the proposed new generators are installed, the old generators will be removed.

Ms. Jennifer Weisbecker located at 270 Staton Mountain Road asks to confirm the location of the generators on the Teen Challenge property map. Ms. Weisbecker also asks if the existing generators will only be removed if the proposed new generators are approved.

Applicant agrees to remove existing generators once the proposed generators are approved and installed.

John Matthews of 202 Stanton Mountain Road asks how the size of the generators was determined. Mr. Matthews also asks about the stipulations for the machine exercise. Mr. Matthews also requests that the generators be exercised on the same day at the same time each week.

The applicants Engineer states that the machines should be exercised weekly for roughly 30 minutes to an hour.

The applicant agreed to the request that the generator exercise be completed on the same day at the same time each week, some time between 9:00 am and 3:00 pm.

The Board Chairman closed public comment.

It is recommended that the Board Secretary compose a letter to the Construction Official listing the conditions of the proposed approval.

Motion made by Mr. Naylor and seconded by Ms. Kiefer to approve the proposed application with conditions; the vote is shown below:

<b>Roll Call: TEEN CHALLENGE BOA 2022-14</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Bayly			X			
Kiefer		X	X			
Lyte			X			
McTiernan (C)			X			
Naylor (Alt 2)	X		X			
Pfeffer (VC)			X			
Rohrbach					recused	
Ryan (Alt 1)						X
Stevens			X			

**ADJOURNMENT**

A motion was made by Mr. Pfeffer and seconded by Mr. Naylor and the meeting was adjourned at 9:40pm.

Respectfully Submitted,

*Taylor Gribbin*  
 Planning and Zoning Board Secretary

These minutes were approved on February 26, 2024