

# CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

## MEETING AGENDA

June 24, 2024

7:00PM

### IN-PERSON PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING  
1370 Route 31 North – 3<sup>rd</sup> Floor Council Chambers  
Annandale, NJ 08801

Access to documents pertaining to this meeting are accessible via the following Box Account link:

<https://app.box.com/s/5srqzt9vheclk1urs51ntkmwuj5xa2b7>

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Taylor Gribbin, by telephone at (908) 735-8800 x 217, or by e-mail [tgribbin@clintontwpnj.org](mailto:tgribbin@clintontwpnj.org) for assistance.

### A. CALL TO ORDER AND PUBLIC NOTICE

This is the June 24, 2024, public meeting of the Zoning Board of Adjustment 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 Star Ledger notice of and agenda for this meeting was posted on the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and sent to the Hunterdon County Democrat and the Star Ledger no later than the Friday prior to the meeting.

### B. FLAG SALUTE

### C. ROLL CALL

Bayly  Kiefer  Lyte  McTiernan  Naylor  Pfeffer  Ryan  Stevens

### D. REVIEW OF VOUCHERS

### E. APPROVAL OF MEETING MINUTES

1. March 25, 2024 – Regular Meeting - Draft 3
  - a. Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, & Stevens
2. May 20, 2024 – Regular Meeting – Draft 1
  - a. Eligible to vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, & Stevens

## F. REQUEST FOR EXTENSION OF TIME

1. **AMERICAN BAPTIST CHURCHES OF NEW JERSEY**  
**79 Blossom Hill Road – Block 3 Lot 13 and Block 4 Lot 21**  
**Resolution No. 2022-07**

THE APPLICANT IS SEEKING AN EXTENSION OF TIME WITHIN WHICH TO COMPLETE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND OBTAIN A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING. THE DEADLINE WAS JUNE 18, 2024. THE APPLICANT HAS REQUESTED AN 18 MONTH EXTENSION.

## G. PUBLIC HEARINGS

1. **Application No. BOA 2024-08**  
**Cancela**  
**5 River Bend Road – Block 71.02 Lot 18**

THE APPLICANT IS SEEKING A 'C' VARIANCE FOR THE PLACEMENT OF A 6' PRIVACY FENCE IN THE FRONT (SIDE) YARD OF THE HOME FACING WILDFLOWER COURT. THIS IS A CORNER LOT.

2. **Application No. BOA 2024-04**  
**210 Main Street LLC**  
**210 Main Street – B 7 L 30**

APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL AS WELL AS USE VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70d1, TO ENGAGE IN MIXED USES INCLUDING: WAREHOUSE STORAGE; OUTDOOR STORAGE OF HEAVY EQUIPMENT, VEHICLES, AND CONSTRUCTION MATERIALS; EQUIPMENT MAINTENANCE SHOP; OFFICE; AND COMMERCIAL AT PROPERTY 210 MAIN STREET, LEBANON, NJ.

*The application is continued from May 20, 2024.*

3. **Application No. BOA 2022-12**  
**Teen Challenge**  
**245 Stanton Mountain Road – B 19 L 32**

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.

*The application is continued from June 26, 2023, July 24, 2023, September 25, 2023, October 23, 2023, November 27, 2023, December 18, 2023, January 29, 2024, February 26, 2024, March 25, 2024, April 15, 2024, & May 20, 2024.*

## H. ADJOURNMENT