

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

MEETING AGENDA

July 22, 2024

7:00PM

IN-PERSON PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd 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/3h8mbdwpg2xn2t9kl7ls0lcys7w25xbb>

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 for assistance.

A. CALL TO ORDER AND PUBLIC NOTICE

This is the July 22, 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 (Carried from June 24, 2024, Agenda)
 - a. Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, & Stevens
2. **May 20, 2024** – Regular Meeting – Draft 2 (Carried from June 24, 2024, Agenda)
 - a. Eligible to vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, & Stevens

F. RESOLUTIONS FOR APPROVAL

1. **RESOLUTION NO. 2024-03**
St. Claire Real Estate, LLC
87 Beaver Avenue – Block 59 Lot 1
Application No. 2021-10

RESOLUTION MEMORIALIZING: (1) MODIFICATION OF CONDITION #1 OF RESOLUTION NO. 2022-02 TO ALLOW AN EXTENSION OF TIME TO REVISE SITE PLANS AND ARCHITECTURAL PLANS AND TO OBTAIN SIGNATURES ON THE REVISED PLANS TO MAY 20, 2024; AND (2) GRANT OF WAIVER OF SITE PLAN APPROVAL TO ALLOW A MINOR CHANGE TO THE SITE PLAN. *Carried from June 24, 2024.*

G. REQUEST FOR EXTENSION OF TIME

1. **RESOLUTION NO. 2022-07**
American Baptist Churches of New Jersey
79 Blossom Hill Road – Block 3 Lot 13 and Block 4 Lot 21

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. *Carried from June 24, 2024.*

H. PUBLIC HEARINGS

1. **APPLICATION NO. BOA 2024-08**
Cancela Residence
5 River Bend Road – Block 71.02 Lot 18

THE APPLICANT IS SEEKING A ‘C’ (1) VARIANCE FOR THE PLACEMENT OF A 6’ PRIVACY FENCE IN THE FRONT (SIDE) YARD FACING WILDFLOWER COURT. THIS IS A CORNER LOT. *This application is continued from June 24, 2024.*

2. **APPLICATION NO. BOA 2024-05**
Storage Developers, LLC
1755 Route 31 – Block 68 Lot 9.02

THE APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A 2-STORY, CLIMATE CONTROLLED SELF STORAGE FACILITY CONTAINING A DRIVE THRU LOADING AREA, STORMWATER MANAGEMENT BASIN, NINE (9) PARKING STALLS, AND FACILITY OFFICES. APPLICANT SEEKS ‘C’ (1) VARIANCE FOR THE SIDE YARD SETBACK.

**3. APPLICATION NO. BOA 2024-03
Clinton Agricultural Associates
1461 Route 22 – Block 14 Lot(s) 6&7**

THE APPLICANT IS SEEKING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO REDEVELOP THE ABOVE-MENTIONED PROPERTY AS OUTLINED IN PREVIOUSLY APPROVED RESOLUTION NO. 2021-09 TO CONSTRUCT ON LOT 6 TWO (2) 7,245 SF BUILDINGS AND PAVED PARKING FOR REATIL AND OFFICE USE; AND ON LOT 7, TO CONSTRUCT ONE (1) 7,245 SF BUILDING AND ONE (1) 5,754 SF BUILDING FOR OFFICE AND RETAIL USE, ONE (1) 30,000 SF BUILDING FOR FLEX SPACE USE, THREE (3) 9,000 SF BUILDINGS AND TWO (2) 7,000 SF BUILDINGS FOR SELF STORAGE USE. THE APPLICANT SEEKS BOTH ‘C’ (1) AND ‘C’ (2) VARIANCES FOR SIDE YARD AND PARKING SETBACKS.

**4. APPLICATION NO. BOA 2022-12
Adult & Teen Challenge New Jersey
245 Stanton Mountain Road – Block 19 Lot 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 EXISITNG 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, & June 24, 2024.

I. ADJOURNMENT