

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

MEETING AGENDA

August 26, 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/db2l6q58cbx0kev30m6zy1w4k3h4x1b7>

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 August 26, 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. July 22, 2024 – Regular Meeting Minutes

Eligible to vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

F. PUBLIC HEARINGS

1. **APPLICATION NO. BOA 2024-04**

210 Main Street, LLC (Porchetta)

210 Main Street – Block 7 Lot 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 & 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.

The application is continued from July 22, 2024.

3. **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 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, June 24, 2024 & July 22, 2024.

4. **APPLICATION NO. BOA 2023-06 – INTERPETATION REQUEST**

Julia Herr

149 Stanton Mountain Road – Block 19 Lot 37

Subject Property: 245 Stanton Mountain Road (Adult & Teen Challenge) – Block 19 Lot 32

Request for Interpretation pursuant to N.J.S.A. 40:55D-70(b): A drug and alcohol rehabilitation center is not listed as a permitted principal use under ordinance section 165-134 or a conditional use under ordinance section 165-36, therefore, the proposed use is a prohibited use in accordance with ordinance section 165-93(a).

The request for interpretation 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 & July 22, 2024.

G. ADJOURNMENT