

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

MEETING AGENDA

September 23, 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/12jivy6wsojrc29tmexkcahi316icyqf>

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

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the September 23, 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.

D. ROLL CALL

Mr. Bayly		Mr. Naylor	
Ms. Kiefer		Mr. Pfeffer	
Ms. Lyte		Mr. Ryan	
Chairman McTiernan		Ms. Stevens	

E. REVIEW & APPROVAL OF VOUCHERS

F. REVIEW & APPROVAL OF MEETING MINUTES

1. August 26, 2024 – Regular Meeting Minutes

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

G. RESOLUTIONS

**1. RESOLUTION NO. 2024-07
Zinn Realty, LLC – Block 74 Lots(s) 16, 18, & 19**

Resolution memorializing the expiration and nullification of the “D (1)” use variance, preliminary site plan approval, final site plan approval and incidental “C” variance and exception relief previously granted.

H. PUBLIC HEARINGS

**1. 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, & August 26, 2024.*

**2. 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 & August 26, 2024.*

**3. APPLICATION NO. BOA 2024-03
Clinton Agricultural Associates
1461 Route 31 – Block 14 Lot(s) 6 & 7**

Applicant is seeking preliminary and final major site plan approval to redevelop the property as outlined in Resolution No. 2021-09 for office, retail, flex space, and self-storage warehouse use by constructing two, 7,245SF buildings and paved parking on Lot 6 for retail and office use with related paved parking, drainage, and lighting improvements, and a paved driveway leading to the rear of adjacent Lot 7. On Lot 7, Applicant proposes the construction of one, 7,245SF building and one, 5,754SF building for retail and office use; a 30,000SF building for flex space use; three 9,000SF and two, 7,000SF buildings for self-storage use and related parking, lighting, and drainage improvements.

I. COMMUNICATIONS

1. Special Board of Adjustment meeting scheduled October 21, 2024, at 7:00pm for the purposes of hearing the following application(s):

Teen Challenge
210 Main Street, LLC.

J. ADJOURNMENT