

# CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

## MEETING AGENDA

October 28, 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/vxujm33yjsp2fzljpgduwhzqkwqy07sm>

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

#### B. FLAG SALUTE

#### C. PUBLIC NOTICE

This is the October 28, 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. October 21, 2024 – Special Meeting Minutes

**Eligible to vote:** Bayly, Kiefer, Lyte, McTiernan, Naylor, Ryan, Stevens

## G. 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, September 23, 2024, & October 21, 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, September 23, 2024, & October 21, 2024.*

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 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.

## H. COMMUNICATIONS

## I. ADJOURNMENT