

CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

MEETING AGENDA

November 25, 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 for this meeting: <https://app.box.com/s/of74hxkynzuud99zpy2f8or5q7f6my7z>
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 November 25, 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 notice of this meeting was sent to the Hunterdon County Democrat and the Star Ledger and notice of and an 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. VOUCHERS FOR APPROVAL

F. MEETING MINUTES FOR APPROVAL

1. ***January 23, 2023** – Regular Re-Org Meeting Minutes
Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, Stevens
2. ***May 22, 2023** – Regular Meeting Minutes
Eligible to vote: Bayly, Kiefer, McTiernan, Naylor, Ryan, Stevens
3. ***June 26, 2023** – Regular Meeting Minutes
Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Pfeffer, Rohrbach, Ryan

*The above referenced matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.*

4. ***July 24, 2023** – Regular Meeting Minutes
Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, Stevens
5. ***August 28, 2023** – Regular Meeting Minutes
Eligible to vote: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan, Stevens
6. ***October 23, 2024** – Regular Meeting Minutes
Eligible to vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Stevens

G. RESOLUTIONS FOR APPROVAL

H. PUBLIC HEARINGS

1. **APPLICATION NO. BOA 2024-09**
Jones Residential Variance
3 Stanton Grange Road – Block 20 Lot 3.15

The Applicant is seeking a ‘D-1’ variance pertaining to the permitted accessory uses in the RC zone, and ‘C-1’ variances for the height of an accessory structure, and density allowance in the Schedule of Zoning Requirements for the RC zone.

2. **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 retail. *The application is continued from May 20, 2024, June 24, 2024, August 26, 2024, & October 21, 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, August 26, 2024, September 23, 2024, October 21, 2024, & October 28, 2024.*

4. APPLICATION NO. BOA 2023-06
Request for Interpretation: 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, & October 28, 2024.*

I. COMMUNICATIONS

J. ADJOURNMENT