

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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SPECIAL VIRTUAL/IN-PERSON PUBLIC MEETING

DATE: January 29, 2024

Chairman McTiernan called the meeting to order at 7:00 pm.

Chairman McTiernan read the Public Notice.

This is the January 29, 2024, Special 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.

MEMBERS IN ATTENDANCE

Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

MEMBERS ABSENT

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PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Jonathan Drill, Esq., Board Attorney
- 2) Tom Behrens, Board Planning Expert
- 3) Jackie Klapp, Board Stenographer
- 4) Taylor Gribbin, Board Secretary

ONLINE PARTICIPANTS IN ATTENDANCE

Michelle L.
John Matsen
Jen Fasciano

MEETING MINUTES

None at the time of meeting.

RESOLUTIONS

None at the time of meeting.

REQUEST FOR EXTENSION OF TIME

None at the time of meeting.

PUBLIC HEARING

**1. APPLICATION NO. BOA 2022-12
ADULT AND TEEN CHALLENGE NEW ENGLAND AND NEW JERSEY INC.AND
TEEN CHALLENGE OF NEW JERSEY INC.**

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, and January 22, 2024.

The applicant, Mr. Joe Rand, and the applicant's attorney, Ms. Guliet Hersch, were present at the time of the hearing.

The opposition, Ms. Julie Herr, and her attorney, Ms. Amy SantaMaria, were also present at the time of the hearing.

The applicant's attorney went into detail laying out the exhibits A-1 – A-11 for the hearing.

Testimony was given by the applicant to discuss the exhibits provided. The applicant also had the opportunity to discuss the operations of Teen Challenge and the site with the Board.

Opposition's attorney had the opportunity to begin cross examination on the applicant.

The Board requests that the applicant produce all accreditation certificates from 2014- present for the Teen Challenge site in Lebanon New Jersey.

The applicant was granted an extension through May 31st, 2024, as the meeting had reached its time limit.

This hearing will be continued at the February 26, 2024, Board of Adjustment meeting.

2. JULIA HERR

149 Stanton Mountain Road
Application No. BOA-2023-06

SUBJECT PROPERTY - 245 Stanton Mountain Road (Teen Challenge of NJ)
Request for Interpretation of the following 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 is a Prohibited Use in accordance with Ordinance Section 165-93(a).

ADJOURNMENT

A motion was made by Mr. Bayly and seconded by Mr. Pfeffer to adjourn the meeting at 10:00 pm.

Respectfully Submitted,

Taylor Gribbin

Planning and Zoning Board Secretary

These minutes were approved on March 25, 2024