

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.gov

IN-PERSON PUBLIC MEETING

DATE: February 26, 2024

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

Chairman McTiernan read the Public Notice.

This is the February 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.

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

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

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 2023-02
ZANELLI - 95 PETTICOAT LANE – B 33 L 5**

APPLICANT IS SEEKING ‘C’ VARIANCE

This application was carried to the March 25, 2024, meeting due to failure to notice.

**2. APPLICATION NO. BOA 2024-03
GOMEZ – 84 OLD MOUNTAIN ROAD – B 16 L 16**

APPLICANT IS SEEKING ‘C’ VARIANCE

This application was carried to the March 25, 2024, meeting due to failure to notice.

**3. APPLICATION NO. BOA 2021-10
ROUND VALLEY DENTISTY – 87 BEAVER AVE – B 59 L 1**

APPLICANT IS SEEKING AN EXTENSION OF TIME AND WAIVER OF SITE PLAN REVIEW

The applicants’ Engineer, Kelly O’Such with E&LP, and the applicant’s attorney, Britt Long, were present at the time of the meeting.

There was no public comment on this application.

Applicant must submit (6) copies of the final site plan for review, approval, and required signatures in order to obtain construction permits.

Mr. Naylor made a motion and Ms. Kiefer seconded the motion to approve the applicants’ request for an extension of time and waiver of site plan approval. The motion was carried; the vote is shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Bayly			X			
Kiefer		X	X			
Lyte			X			
McTiernan (C)			X			
Naylor (Alt 2)	X		X			
Pfeffer (VC)			X			
Ryan (Alt 1)			X			
Stevens			X			

4. APPLICATION NO. BOA 2022-12
TEEN CHALLENGE - 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 29, 2024.

The applicant, Joe Rand, and the applicants' Attorney, Guliet Hersch, were present at the time of the meeting.

Exhibits A-12 – A-19 were introduced into the record.

The applicant made a testimony describing the exhibits provided.

There was question back and forth between the Board and the Applicant regarding the merits of the accreditation and the accreditation standards of the proposed use. Previously, the Board had questions regarding the organization's flow chart and the staff on site. The applicant provided a flow chart in the exhibits introduced into the record which posed even more questions from the Board.

[Board calls a recess from 8:40pm-8:46pm]

After further testimony, the Board asked the applicant for someone to testify that the proposed use of the organization does not require a license.

The applicants' Attorney offers that the proposed use of the organization is not licensed to allow for a drug and alcohol rehabilitation facility because there are no doctors or nurses on staff to treat residents or patients.

Ms. Amy SantaMaria, Attorney, present at the meeting for the objectors. Ms. SantaMaria goes into cross examination of the applicant based on the exhibits provided.

The applicant states that the residents must be detoxed prior to entrance to the program or 30 days after acceptance.

Further discussion had on the logistics of the drug testing for the residents.

[Board breaks from 9:30pm-9:36pm]

The applicant testifies that the individuals responsible for seeking out the property in Lebanon, New Jersey were Pasco Manzo and Todd Shehan, who have previously testified for the applicant.

Further discussion is had regarding the vocational aspect that the organization offers, and the certain clearances required for such activities.

This application will be carried to a possible Special Meeting to be held March 18, 2024 pending further discussion between the Board Secretary and the Planning Board Chairman, and the following March 25, 2024, Board of Adjustment meeting.

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