

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.gov

IN-PERSON PUBLIC MEETING

DATE: March 25, 2024

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

Chairman McTiernan read the Public Notice.

This is the March 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 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) Jim Mazzucco, Board Landscape Architect
- 4) Jackie Klapp, Board Stenographer
- 5) Taylor Gribbin, Board Secretary

MEETING MINUTES

Ms. Kiefer made a motion and Mr. Naylor seconded the approval of the January 22, 2024, Re-Organization meeting minutes. Vote is shown below:

Member	Motion	2nd	Yes	No	Not Eligible	Absent
Bayly			X			
Kiefer	X		X			
Lyte			X			
McTiernan (C)					Abstain	

Naylor (Alt 2)		X	X			
Pfeffer (VC)			X			
Ryan (Alt 1)					Abstain	
Stevens					Abstain	

Ms. Kiefer made a motion and Ms. Stevens seconded the approval of the January 29, 2024, Special Meeting minutes. Vote is shown below:

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

Ms. Kiefer made a motion and Mr. Pfeffer seconded the approval of the February 26, 2024, regular meeting minutes. Vote is shown below:

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

RESOLUTIONS

- Resolution No. 2024-01**
Regency Landscape, LLC.
1741 Route 31 – B 68 L 14

RESOLUTION MEMORIALIZING GRANT OF “D(3)” CONDITIONAL USE VARIANCE, “C” BULK VARIANCES, LANDSCAPING EXCEPTIONS AND PRELIMINARY AND FINAL SITE PLAN APPROVAL TO ALLOW A LANDSCAPE CONTRACTOR AND ACCESSORY OUTDOOR STORAGE USE

Board Members eligible to vote on the above resolution: Mr. Bayly, Ms. Kiefer, Ms. Lyte, Mr. McTiernan, Mr. Naylor, Mr. Pfeffer, and Mr. Ryan.

Motion made by Mr. McTiernan seconded by Mr. Bayly to approve BOA Resolution No. 2024-01. A vote is shown below:

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

**2. Resolution No. 2024-02
St. Luke’s Medical Building
1734 Route 31 – B 70 L 12**

RESOLUTION MEMORIALIZING GRANT OF FINAL SITE PLAN APPROVAL TO ALLOW THE CONSTRUCTION OF ST. LUKES MEDICAL OFFICE BUILDING, PARKING LOT AND RELATED IMPROVEMENTS

Board members eligible to vote on the above resolution: Mr. Bayly, Ms. Kiefer, Ms. Lyte, Mr. McTiernan, Mr. Naylor, Mr. Pfeffer, and Mr. Ryan.

Mr. Naylor made a motion and Mr. Kiefer seconded the approval of BOA Resolution No. 2024-02. A 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	

REQUEST FOR EXTENSION OF TIME

None at the time of meeting.

PUBLIC HEARING

1. **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, January 29, 2024, & February 26, 2024.

Joe Rand was present on behalf of the subject application. Guliet Hersch, applicant's attorney, was also present at the time of the hearing.

Exhibits A-20 - A-39 were marked by Ms. Hersch and Exhibits A-40 (A-F) – A44 were introduced.

Board members questioned if the requested revised resident schedule was reflective of a typical/average day of a resident. The applicant replied yes.

Breakdown of the time spent by a resident on each activity was discussed in detail.

Board members question the possibility of weddings or events being held at the subject property given the nature of the program. The applicant replied that it's happened in the past, but they did not know the details.

The applicant's attorney reiterated the fact that the applicant is not seeking to hold or host functions as part of the use of the subject property.

The Attorney for the opposition was present at the time of the hearing, Amy SantaMaria.

Ms. SantaMaria starts her questioning on the topic of the vocational training offered by the applicant, which includes but is not limited to carpentry, culinary, landscaping, administrative/computer literacy, and hospitality. In addition to the details of the vocational training, Ms. SantaMaria questions the staffing available to the above-mentioned vocations.

The applicant was asked if the organization would accept non-Christian residents, to which they responded they would accept anyone with a willingness to participate.

In a program labeled "Christian Discipleship Training Program", there was a line that stated they "provide evangelist outreach to the public". It was asked of the applicant where the organization would reach out to in order to have the outreaches with the public, to which they responded with Evangl of Clinton and Krousers.

Ms. SantaMaria asked the applicant who was overseeing the program in Clinton Township when Mr. Rand was out of town, to which Mr. Rand responded with “the assistant director”.

The staff breakdown between the residents and staff is 2:1.

It was asked of the applicant if this program was known to be an alternative to incarceration. The applicant advised that something of this nature has not happened in NJ, but residents may petition the judge if the situation shall arise.

The Board asked the applicant what would happen to the residents of the program if/when they left the site. The applicant responded that Teen Challenge has a bus to bring residents where they need to go – but if they refuse the Teen Challenge transportation, the residents would be transported by police.

The Board requested the applicant produce a report of how the residents have left the program using an App called Sober Peer and the shift notes taken.

It was determined that the program has a 22.86% success rate.

There was no further question from the Board.

The Chairman opened the floor to public comment.

Mr. Arnold Pellegrinelli, Clinton Township resident, asked about the process behind the background check on new residents.

Mr. Rand confirmed that the potential new residents are screened for their name, (2) forms of ID, criminal history, records of sexual abuse, as well as the registered sex offenders list.

Mr. Pellegrinelli asked for the name of the program that runs the potential resident’s information listed above.

Mr. Rand will provide this information for the Board at the next meeting.

Mr. James Valanzola, Clinton Township resident, asked about the average number of cutting boards produced per year, which was stated to be roughly 3,000 boards per year. Mr. Valanzola continued to ask about the average cost of each board, being roughly \$40.00 per board, with the highest costing board being roughly \$120.00 per board. Mr. Valanzola further questioned the total revenue made on the boards yearly, being roughly \$520,000.00 per year. Mr. Valanzola also asked Mr. Rand what the 2023 budget was for the Clinton, New Jersey site.

Mr. Rand stated that the 2023 budget for the New Jersey site was \$1.498 million.

It was determined that the board sales in 2023 accounted for roughly 23% of the 2023 budget.

Mr. Valanzola continued questions on the materials for the board production and the delivery methods to the site.

Mr. Valanzola presented Mr. Rand with an old brochure for Teen Challenge NJ and asks about the correct number of phases to the program offered to the potential residents.

Mr. Rand will provide an updated brochure to the Board at the next meeting.

The Board asked Mr. Rand if there was a quota for the boards produced on site each year, what happens if production falls short, and if there is a penalty for not producing the quoted number of boards each year.

Mr. Rand stated that the quota changes from year to year, that they would try to make up for the gap in production, and that the program was more driven toward building the skills behind the construction of the boards than maintaining the quota.

Ms. Betty Higley, resident of Stanton Mt. Road, asked Mr. Rand how they vet for potential residents struggling with porn or sex addiction.

Mr. Rand testified that they cannot vet for something like that, but they would help the resident if that were something that came out in the time the resident spent in the program.

Ms. Higley asked if there was a plan for a co-ed Teen Challenge at the NJ site.

Ms. Higley was cut off due to time and Chairman McTiernan advised that the public question at the next meeting would begin with Ms. Higley.

This public hearing was carried to a Special meeting 04/15/2024 at 7:00pm.

ADJOURNMENT

A motion was made by Mr. Ryan and seconded by Mr. Pfeffer to adjourn the meeting at 10:05 pm.

Respectfully Submitted,

Taylor Gribbin

Planning and Zoning Board Secretary

These minutes were approved on July 22, 2024.