

# MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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## IN-PERSON PUBLIC MEETING

DATE: September 23, 2024

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

Chairman McTiernan read the Public Notice.

This is the September 23, 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

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

### MEMBERS ABSENT

Bayly

### PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Jon Drill, Board Attorney
- 2) Larry Plevier, Board Engineer
- 3) Tom Behrens, Board Planning Expert
- 4) Jim Mazzucco, Board Landscape Architect
- 5) Jackie Klapp, Board Stenographer
- 6) Taylor Gribbin, Board Secretary

### MEETING MINUTES

Meeting minutes for review and approval carried to the next Board of Adjustment meeting.

### VOUCHERS

Chairman McTiernan reviewed and approved the September 23, 2024, vouchers.

## **PUBLIC HEARING**

**1. APPLICATION NO. BOA 2022-12  
**Adult & Teen Challenge of New Jersey**  
**245 Stanton Mountain Road – Block 19 Lot 32****

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

The Objector's attorney, Ms. Amy SantaMaria, was also present at the hearing.

It was explained that Exhibit A-4 will show the names of the individuals whose names were redacted on the shift reports in A-49.

Ms. SantaMaria stated that the reason for requesting the redactions to be removed was not to see the direct contact information but to have access to the information that was redacted.

Mr. Drill asked Ms. SantaMaria what she wanted out of the shift reports.

Ms. SantaMaria stated that she would want the names of the staff redacted but not the reasons, times, and other important information.

Mr. Drill clarifies that Ms. SantaMaria would like to be able to differentiate between person A, B, & C, to only redact the names of the shift leaders.

Clarification provided on why the information was provided – in which the response was to let the board know why the residents were being dismissed.

Board members voted 4-3 to have the applicant resubmit the shift reports only redacting the names of the shift leaders, replacing them with a corresponding A, B, or C to distinguish who was in charge at the time.

Dennis Kowel, the applicants' Architect, was accepted by the Board as an expert.

Mr. Kowel refers to the Campus Improvement Site Plan dated March 17, 2021, for his testimony.

Mr. Kowel went into detail on the site, what existed on site and what has changed since the applicants acquired the property. Testimony on the square footage of the existing building and additional building space on site was given.

With no further questions from Ms. SantaMaria, the Chairman opened the floor to public question.

Mr. Valenzola of Stanton Mountain Road asked a few questions regarding the capacities of the buildings on site. Mr. Kowel responded that the Fire Marshal would be the individual to make that call.

Mr. Valenzola asked if this was the only assembly use in the neighborhood that the applicant knew of. Mr. Kowel responded that he was not sure if there was someone renting out barn space in the area, but it could be similar.

It was then determined that Mr. Kowel would provide a conclusion and explanation on the A-3 designation, the applicant agreed to comply.

With no more public questions for the applicant's architect, the applicants engineer was accepted by the board as a professional expert.

Mr. Ted Bayer was sworn in and accepted as a professional expert by the board.

Mr. Bayer began testimony on a 2016 DEP approval for a flow of 6,500 gal/day.

This was determined based on "congregate living".

Mr. Pfeffer asked if there was room for visitors in that count.

Mr. Behrens responded that there was a 5 gallon per day per person requirement for visitors on site.

The applicant granted the board an extension of time to make a decision to 12/31/2024.

This public hearing was carried to the next Board of Adjustment meeting.

## **ADJOURNMENT**

A motion was made by Mr. Ryan, seconded by Mr. Bayly to adjourn the meeting at 10:00 pm. All members present at the meeting were in favor.

Respectfully Submitted,

*Taylor Gribbin*

Planning and Zoning Board Secretary

These minutes were approved on October 21, 2024.