

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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IN-PERSON PUBLIC MEETING

DATE: October 28, 2024

Chairman McTiernan called the meeting to order at 7:05 pm.

Chairman McTiernan read the Public Notice.

This is the October 28, 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.

Mr. Drill addressed ADA accommodation on the first floor in the conference room to the right of the entrance.

MEMBERS IN ATTENDANCE

Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Ryan

MEMBERS ABSENT

Bayly, Stevens

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) Tina Restuccia for Jackie Klapp, Board Stenographer
- 6) Taylor Gribbin, Board Secretary

MEETING MINUTES

Mr. Pfeffer made a motion and Ms. Kiefer seconded the approval of the 10.21.2024 Special Meeting minutes. All members present voted 'yes'. Minutes were approved.

VOUCHERS

Chairman McTiernan reviewed and approved the October 28, 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 present at the time of the hearing.

Dennis Kowal, the applicant's architect, was sworn in by Mr. Drill.

Mr. Ted Beyer, the applicant's engineer, was also present at the time of the meeting but was already sworn in a previous meeting/hearing.

Chairman McTiernan opened the floor to public question.

Mr. James Valenzola, Clinton Township resident, asked questions of the architect.

Exhibit A-55 was entered into evidence.

Mr. Rand has not been excused from attending future meetings.

This public hearing was carried to the next Board of Adjustment meeting 11/25/2024. The applicant granted an extension to decide through 01/31/2025.

**2. APPLICATION NO. BOA 2024-03
Clinton Agricultural Associates
1461 Route 22 – Block 14 Lot(s) 6 & 7**

Steven Gruenberg, the applicant's attorney, was present at the time of the hearing.

Mr. Chris Nusser, the applicant's engineer, was present at the hearing.

Mr. Harold Wilbert, the applicant, was also present at the hearing.

The Board accepted the above-mentioned professionals as experts on their subject matter.

Exhibit A-1 – Color Rendered Site Plan dated 10.21.2024 prepared by FPA.

The applicant agreed to comply with the conditions set forth in Resolution No. 2021-09, specifically conditions A-G.

Applicant testified that the proposed use was absolutely not a “warehouse” use.

Applicants granted an extension of the time in which to decide through 03/31/2025.

Application being carried to the next Board of Adjustment meeting on 12/16/2024.
Special meeting notice will be posted accordingly.

ADJOURNMENT

A motion was made by Mr. Ryan, seconded by Mr. Naylor to adjourn the meeting at 10:13 pm. All members present at the meeting were in favor.

Respectfully Submitted,

Taylor Gribbin

Planning and Zoning Board Secretary

These minutes were approved on December 16, 2024.