

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.gov

IN-PERSON PUBLIC MEETING

DATE: November 25, 2024

Chairman McTiernan called the meeting to order at 7:02 pm.

Chairman McTiernan read the Public Notice.

This is the November 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.

Mr. Drill addressed ADA accommodation on the first floor in the conference room.

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

Lyte

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) Taylor Gribbin, Board Secretary

MEETING MINUTES

The meeting minutes for review and approval (01/23/2023, 05/22/2023, 06/26/2023, 07/24/2023, 08/28/2023, & 10/23/2023) were tabled until the next Board of Adjustment meeting.

VOUCHERS

Chairman McTiernan reviewed and approved the November 25, 2024, vouchers.

PUBLIC HEARING

1. APPLICATION NO. BOA 2024-09 Jones Residential Variance 3 Stanton Grange Road – Block 20 Lot 3.15

Michael Osterman, the applicant’s attorney, was present at the time of the hearing. The applicant’s architect, Keith Chambers, applicant’s engineer, Robert Moschell, and the applicant’s planner, Elizabeth McManus, were all present representing the applicant at the hearing.

Mrs. Jennifer Jones, the applicant, was also present at the hearing to testify about the history of the property.

The Board accepted the professionals listed above as subject matter experts in their respective fields.

Exhibit A-1 – Photo (color) of ‘bank barn’ and ‘garage barn’

Exhibit A-2 – “Drawing A-2” Proposed Elevations revised 11.25.2024

The applicant testified that the proposed use will not be for business or commercial storage.

There was no question from the public.

The applicant will return with information speaking to deciphering the difference in loft/attic space that was already existing.

The applicant granted an extension on the time in which to decide through 03/31/2025.

This application was carried to the next Board of Adjustment meeting on 12/16/2024.

2. APPLICATION NO. BOA 2024-04 210 Main Street, LLC (Porchetta) 210 Main Street – Block 7 Lot 30

Gouldie Speyer, the applicant’s planner, the applicant’s engineer, Tom Graham, and the applicant and contract purchaser of 210 Main Street LLC, Joseph Porchetta, were present at the time of the hearing.

The applicant and professionals had time to review the professional review memos prepared by the Board Professionals – the applicant agreed to make the comments conditions of approval.

The applicant is willing to concede with any and all safety concerns.

The applicant will provide the Board and professionals with a line-of-sight plan to show the screening at the front of the property, at car height.

The applicant agreed to extend the time in which to decide through 01/31/2025.

The application will be carried to the next Board of Adjustment meeting on 12/16/2024.

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

Guliet Hersch, applicant's attorney, and Ted Beyer, applicant's engineer, were present at the time of the hearing.

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

The following exhibits were introduced:

- A-60 – NJPDES-DGW dated 10.28.2015 (14 pages)
- A-61 – Treatment Works Approval (TWA) dated 01.25.2017 (5 pages)
- A-62 – TWA dated 05.13.2019 (6 pages)
- A-63 – 16-0459 Certificate of Completion dated 04.04.2018
- A-64 – 19-0009 Certificate of Completion dated 02.19.2020
- A-65 – Resolution No. 90-16 adopted 09.14.2016
- A-66 – Statement of Consent dated 09.19.2016
- A-67 – Statement of Consent dated 11.08.2018

Ms. Amy SantaMaria entered the following into evidence:

- O-2 – NJPDES Master General Permit (T1) effective date 11.01.2018

The applicant agreed to provide a copy of the DEP permit submitted electronically.

The applicant agreed to extend the time in which to decide through 03/31/2025.

This public hearing was carried to the next Board of Adjustment meeting 01/27/2025.

NEW BUSINESS

Ms. Suzanne Lyte has resigned from the Board of Adjustment.

ADJOURNMENT

A motion was made by Mr. Ryan, seconded by Mr. Pfeffer to adjourn the meeting at 10:30 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.