

# MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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## SPECIAL IN-PERSON PUBLIC MEETING

DATE: April 15, 2024

Chairman McTiernan called the meeting to order at 7:01 pm.

Chairman McTiernan read the Public Notice.

This is the April 15, 2024, Special 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, Stevens

### MEMBERS ABSENT

Ryan

### PROFESSIONALS/STAFF IN ATTENDANCE

Jonathan Drill, Esq., Board Attorney  
Allison F. for Tom Behrens, Board Planning Expert  
Jim Mazzucco, Board Landscape Architect Expert  
Jackie Klapp, Board Stenographer  
Taylor Gribbin, Board Secretary

### MEETING MINUTES

March 25, 2024 – Regular meeting minutes

Minutes carried to the May board meeting.

### VOUCHERS FOR REVIEW & APPROVAL

Chairman McTiernan approved the vouchers for April 2024.

## **PUBLIC HEARING**

Teen Challenge – Application No. BOA 2022-12  
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.

*This 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, & March 25, 2024.*

For the applicant, Mr. Joseph Rand, and the applicant's attorney, Ms. Guliet Hersch, were present at the time of the meeting.

The objector, Ms. Julia Herr, and the objector's attorney, Ms. Amy SantaMaria, were also present at the meeting.

The Board asked Mr. Rand if there were women on the New Jersey Teen Challenge site on March 25, 2024.

Mr. Rand testified that there were (3) residents, (1) apprentice, and (2) staff who were solely dealing with the women residents on site.

[At 7:27 pm. the audio system for the meeting failed]

The Board asked when the first-time women were on the NJ Teen Challenge site.

Mr. Rand answered that there were women residents of the Southern New England Teen Challenge site visiting the New Jersey Teen Challenge site in October of 2023 after bringing staff from the SNE site to the NJ site. Mr. Rand stated that the women would travel back and forth from the SNE site to the NJ site and stay for a week at a time. He also stated that the women would interact with the men at church services and fundraisers.

The timeline of when there were women residents on the NJ Teen Challenge site permanently was determined to be January of 2024, (2) staff and (2) residents.

Mr. David Pfeffer recounted the January 29, 2024, Board of Adjustment meeting transcript starting at page 46, line 13, through to page 48, line 4.

Exhibit A-46 introduced by Ms. Hersch as the April 2024 Provisional Certificate of Accreditation for Teen Challenge New Jersey.

Chairman McTiernan opens the floor for Board question.

Ms. Stevens asks what the purpose of the accreditation was and what was required to receive the accreditation.

Ms. Hersch stated that she would gather what was required for the Provisional Accreditation and provide it to the Board at the next meeting.

With no further question from the board, the floor was open to the objector's attorney, Ms. Amy SantaMaria.

Ms. SantaMaria referenced A-45, which states 53 people exited the program in 2023. She asked what the source of this information was.

Mr. Rand testified that the information was a cross between the shift notes and the app SoberPeer.

Ms. SantaMaria asks why the information that was gathered from the sources listed above was not provided as evidence.

Mr. Rand will provide the supporting documentation to the Board at the next meeting.

Ms. SantaMaria asks if someone were to lie on a background check, would they know about it. And if they had alternate verification to the initial background check.

Mr. Rand responded that they would not know.

Ms. SantaMaria references A-45 (a), which was the brochure provided by resident Mr. Valanzola at the March 25, 2024, meeting. Ms. SantaMaria asks who made the document and when the document was made.

Mr. Rand stated that it was made by the New England team, and he was unsure when the document was made.

Discussion on the new Teen Challenge website TCNewEngland.org rerouting the search to TCNewJerseywomen.org.

Mr. Rand stated that the IT department caught the fact that they were paying for the TCNJ Women's website a week prior in a billing statement.

O-1 was introduced as an exhibit, which was a printout of the website.

Ms. SantaMaria referenced exhibit O-1 and discusses the language seen on the website.

Ms. SantaMaria makes mention of "men, women, and families" as part of the mission statement on the website, which was noted to not match the mission statement from the brochure entered as exhibit A-45(a).

Mr. Rand responded that the brochure was intended for all the programs, and that the Southern New England facility has a program for adolescents.

Ms. SantaMaria continued to ask for clarification on the titles of the staff and the programs offered. She also asked for further clarification on how some of the words and titles are used.

Ms. SantaMaria asks Mr. Rand if the program receives any federal subsidies.

Mr. Rand testified that the residents apply for SNAP (food stamps) upon admission and use the money provided to pay for food.

Ms. SantaMaria completed her questioning opening the floor to Board questions.

The Board asked for clarification on the following:

Who thought the co-ed program was a good idea.

Mr. Rand stated the CEO's opinion prompted the decision for the co-ed program.

If there were any plans to close the New England program.

Mr. Rand responded that there was no plan to close the NE programs.

If the residents were responsible for chores and what they were.

Mr. Rand answered yes, and that the chores were mostly household type chores.

If there was a janitorial service on site.

Mr. Rand replied no, the residents are responsible for the chores on site.

If the programs are substantially the same across the board, the New England programs bring substantially the same as the program offered in New Jersey.

Mr. Rand testified that both nationally and regionally, the programs are substantially the same.

After the Board completed their questioning, the floor was then open to the public.

Ms. Higley, Clinton Township resident, asks about the banquette briefly mentioned at the last meeting where documents were given to the applicant.

Ms. Guliet Hersch stated that there were (2) short video clips with bad quality from the banquette mentioned in the last meeting which allegedly shows past staff of Clinton Township.

Ms. Maureen Tauber, Clinton Township resident, asked about curfews at the Clinton site.

Mr. Rand answered that the lights are out at 10:00pm from Monday to Saturday and 9:00pm on Sundays. This means that the residents are supposed to be in the buildings at those times.

Ms. Tauber questioned why there were vans coming and going from the site after 10:00pm and when the on-boarding of residents happens.

Mr. Rand answered that on-boarding happens during regular business hours from 8:00am-5:00pm Monday through Friday. Residents are brought to the facility by family or friends. Mr. Rand was not sure why the van would be traveling on and off the site after 10:00pm but would provide an explanation to the Board at the next meeting. Mr. Rand stated that there was a construction foreman living on-site part-time that drives a white pick-up truck that manages the site.

Ms. Lynn Porter asks about exhibit A-22 and the verbiage referring to a withdrawal from substance abuse agreement.

Mr. Rand answered that they do not have any clinical MDs on site for detoxing and that they are a Christian Discipleship program.

Ms. Porter also asks about “Coffee for Change”.

Mr. Rand responded that it was a fundraising program where the residents would package whole coffee beans to sell for donations for the program. The program was discontinued about a year ago.

Ms. Porter asked if the staff were also Teen Challenge graduates.

Mr. Rand testified that there are several Teen Challenge graduates who are staff on site. The graduates can become staff anywhere from a year to two after graduation.

This meeting was carried to the next Board of Adjustment meeting May 20, 2024.

#### **ADJOURNMENT**

Motion made by Mr. Naylor, seconded by Mr. Pfeffer to adjourn the meeting at 10:10 pm.

Respectfully Submitted,

*Taylor Gribbin*  
Planning and Zoning Board Secretary

These minutes were approved on May 20, 2024