CLINTON TOWNSHIP BOARD OF ADJUSTMENT
ANNUAL REORGANIZATION MEETING

AGENDA

JANUARY 27, 2025

7:00PM

IN-PERSON/VIRTUAL PUBLIC MEETING AT:

THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING
1370 Route 31 North – 3rd Floor Council Chambers
Annandale, NJ 08801

Access to documents for this meeting: https://app.box.com/s/wweykl4bhma1vz3xjjnla9dk8bxowxvp
Individuals lacking the resources or access to the documents should contact the Board Secretary, Taylor Gribbin, by phone at (908) 735-5610, or by e-mail tgribbin@clintontwpnj.org

A. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY

This is the January 27, 2025, public meeting of the 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 Star Ledger. Notice of and an agenda for this meeting was posted on the Township website, the bulletin boards at the front of the Municipal Building and the front door of the Public Safety Building and sent to the Hunterdon County Democrat and Star Ledger no later than the Friday prior to this meeting.

B. FLAG SALUTE

C. APPOINTMENT OF PROFESSIONALS

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Engineering Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering
4	Traffic Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering
5	Lighting Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering
6	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP, CME, CPWM	Land Solutions Engineering, LLP
7	Planning Experts	Joseph H. Burgis, PP, AICP and Tom Behrens, PP, AICP	Burgis Associates, Inc.
8	Landscape Architect	Jim Mazzucco, LLA	B.W. Bosenberg & Co., Inc.
9	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
10	Architecture Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering

The above referenced matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.

11	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
12	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
13	Wireless Communications Expert	Charles A. Hecht, PE	Charles A. Hecht Associates, Inc.
14	Board Stenographer	TBD	TBD
15	Board Secretary/Administrator	Taylor Gribbin	Township of Clinton
16	Newspapers for Publication	Hunterdon County Democrat, Star Ledger, Courier News (Daily), & Hunterdon Review (Daily)	Hunterdon County Democrat, Star Ledger, Courier News (Daily), & Hunterdon Review (Daily)
17	Board Security Expert	Robert Wilson, CPP, PSP, CPD	RAW Security Consulting, LLC

D. APPROVAL OF 2025 MEETING CALENDAR

E. APPROVAL OF 2025 RULES AND REGULATIONS

F. MEETING MINUTES FOR APPROVAL

1. December 16, 2024, Special Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Pfeffer, Stevens

2. January 23, 2023, Re-Organization Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

3. May 22, 2023 – Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Ryan, Stevens

4. June 26, 2023, Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Pfeffer, Ryan

5. July 24, 2023, Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

6. August 28, 2023, Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

7. October 23, 2023, Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Stevens

G. RESOLUTIONS FOR CONSIDERATION

1. **Resolution No. 2024-10 – 210 Main Street, LLC.**
   Affirmance of Zoning Officer's denial of Tenancy Review Application for the alleged continuation of the following uses: Warehouse storage, outside storage of heavy equipment including vehicles and trailers, outside storage of construction materials, equipment maintenance repair shop, office, and commercial retail.

2. **Resolution No. 2024-11 – 210 Main Street, LLC.**
   Resolution memorializing denial of "D (1)" use variances, dismissal as moot of "C (1)" variances and site plan ordinance exceptions, and denial of preliminary and final site plan approval.

H. MASTER PLAN CONSISTENCY REVIEW

I. PUBLIC HEARINGS

1. **APPLICATION NO. BOA 2022-12**
   Adult & Teen Challenge New Jersey
   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, March 25, 2024, April 15, 2024, May 20,2024, June 24, 2024, July 22, 2024, August 26,2024, September 23,2024, October 21, 2024, October 28, 2024, & November 25, 2024.*
   Time to Decide: 03/31/2025

2. **APPLICATION NO. BOA 2023-06**
   Request for Interpretation: Julia Herr
   149 Stanton Mountain Road – Block 19 Lot 37

   Subject Property: 245 Stanton Mountain Road (Adult & Teen Challenge) – Block 19 Lot 32
   Request for Interpretation pursuant to N.J.S.A. 40:55D-70(b): A drug and alcohol rehabilitation center is not listed as a permitted principal use under ordinance section 165-134 or a conditional use under ordinance section 165-36, therefore, the proposed use is a prohibited use in accordance with ordinance section 165-93(a). *The request for interpretation 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, April 15, 2024, May 20,2024, June 24, 2024, July 22, 2024, August 26,2024, September 23,2024, October 21, 2024, October 28, 2024, & November 25, 2024.*

J. NEW BUSINESS

K. VOUCHERS FOR APPROVAL

L. COMMUNICATIONS

M. REPORTS

1) Report from Council
2) Report from Affordable Housing Subcommittee
3) Report from Ordinance Subcommittee
4) Report from Environmental Commission
5) Report from Historic Preservation Commission
6) Report from Open Space Committee

N. ADJOURNMENT

The above referenced matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or reaction.