CLINTON TOWNSHIP BOARD OF ADJUSTMENT
MEETING AGENDA

May 19, 2025 - 7:00PM

IN-PERSON PUBLIC MEETING

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/rg8w4pf8028lduyzc3tv480vuquzaexa
Individuals lacking the resources or access to the documents should contact Clinton Township, by phone at (908) 735-8800, or by e-mail planning@clintontwpnj.org.

A. CALL TO ORDER AND PUBLIC NOTICE

This is the May 19, 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. ROLL CALL

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

D. MEETING MINUTES FOR APPROVAL

1. March 24, 2025, Regular Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, Naylor, Pfeffer, Ryan, Stevens
2. March 31, 2025, Special Meeting Minutes
   Eligible to Vote: Keifer, Naylor, Reynolds, Stevens, Pfeffer, McTiernan

E. VOUCHERS FOR APPROVAL

F. RESOLUTIONS FOR CONSIDERATION – NONE

G. PUBLIC HEARINGS

1. APPLICATION NO. BOA 2025-01
   Dwyer Residential Variance
   14 Cedar Grove Road – Block 80 Lot 5

   The applicant is seeking 'c' bulk variance relief to allow for the construction of a residential addition of a two-car garage with storage area above; one bedroom; home office; and one additional bathroom.

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

   The Applicant is seeking a 'D-1' variance pertaining to the permitted accessory uses in the RC zone, and 'C-1' variances for the height of an accessory structure, and density allowance in the Schedule of Zoning Requirements for the RC zone.
   The application is continued from November 25, 2024, December 16, 2024, March 31, 2025 and April 28, 2025.
   Time to decide on the application: 07/31/2025

3. APPLICATION NO. BOA-2024-10
   Goodwill Industries, Inc.
   235 Main Street – Block 5 Lot 4

   The applicant is seeking preliminary and final major site plan approval, as well as a 'd' (1) use and 'c' bulk variance relief to develop the above referenced site for use as a Goodwill donation center.
   The application is continued from February 24, 2025 and April 28, 2025.
   Time to decide on this application: 06/30/2025

4. 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, January 27, 2025, and April 28, 2025.
   Time to decide on this application: 05/31/2025

5. 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, January 27, 2025, and April 28, 2025.*

H. ADJOURNMENT

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