CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING AGENDA v3

September 29, 2025 - 7:00PM

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/qzn3in9ym9648pnz55346mdo8wq15veu. 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 September 29, 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, Naylor, Reynolds, Rhinehart, Ryan, Stevens, Pfeffer, McTiernan

D. MEETING MINUTES FOR APPROVAL
1. July 28, 2025, Regular Meeting Minutes
   Eligible to Vote: Bayly, Naylor, Rhinehart, Ryan, Stevens, Pfeffer, McTiernan

2. August 25, 2025, Regular Meeting Minutes
   Eligible to Vote: Bayly, Naylor, Ryan, Pfeffer, McTiernan

E. VOUCHERS FOR APPROVAL

F. REQUEST FOR EXTENSION OF TIME - NONE

G. RESOLUTIONS FOR CONSIDERATION - NONE

H. PUBLIC HEARINGS

1. APPLICATION NO. BOA 2025-04

1480 Route 31, LLC
1480 Route 31 – Block 58 Lot 7

The Applicant is seeking a 'D(1)' use variance to permit the construction of a 1,471 SF two-story single-family dwelling with an attached 688 SF garage in the property in the HC Zone.
Time to decide on the application: 11/18/2025.

2. 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.

This public hearing was adjourned and carried to the next Board of Adjustment meeting on 10/27/2025 at the request of the applicant.

I. ADJOURNMENT

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