CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING AGENDA v3

November 24, 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/3ty2zllgutamgdpm1vdgpuw03qrtkb6f. 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 November 24, 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. October 27, 2025, Regular Meeting Minutes
Eligible to Vote: Naylor, Ryan, Stevens, Pfeffer, McTiernan

E. VOUCHERS FOR APPROVAL

F. REQUEST FOR EXTENSION OF TIME - NONE

G. RESOLUTIONS FOR CONSIDERATION

1. APPLICATION NO. BOA 2022-01
RESOLUTION NO. 2025-03

IPPSOLAR INTEGRATION LLC

BLOCK 13 LOT 11.01

Resolution Memorializing Modification of Condition #6 of Resolution No. 2022-05 to Extend the Time Within Which to Obtain Construction Permits and Certificates of Occupancy.

Eligible to Vote: Bayly, Naylor, Ryan, Pfeffer, McTiernan

2. APPLICATION NO. BOA 2025-02
RESOLUTION NO. 2025-04

Gruttadaro Residential Variance
2 Walden Drive - Block 87.07 Lot 10

Resolution Memorializing Grant of a "C(1)" Variance to Allow the Construction of a 6-foot-high Fence.

Eligible to Vote: Bayly, Naylor, Ryan, Pfeffer, McTiernan

3. APPLICATION NO. BOA 2024-09
RESOLUTION NO. 2025-05

Jones Residential Variance
3 Stanton Grange Road – Block 20 Lot 3.15

Resolution Memorializing Grant of a 'C-1' Variance for the Height of an Accessory Structure for the RC Zone.

Eligible to Vote: Bayly, Naylor, Reynolds, Stevens, Pfeffer, McTiernan

H. PUBLIC HEARINGS

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

Application to be carried to December 15, 2025, by request of the Applicant.

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, April 28, 2025, May 19, 2025, June 23, 2025, July 28, 2025 August 25, 2025, September 29, 2025, and October 29, 2025. Time to decide on this application: 1/31/2026.*

2. 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, April 28, 2025, May 19, 2025, June 23, 2025, July 28, 2025, August 25, 2025, and October 29, 2025. Time to decide on this application: 3/31/2026.*

3. 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.
   The application is continued from September 29, 2025. Time to decide on the application: 1/31/2026.

I. ADJOURNMENT

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