CLINTON TOWNSHIP BOARD OF ADJUSTMENT
ANNUAL REORGANIZATION MEETING

AGENDA v3

JANUARY 26, 2026 - 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/kkyilt4fkbo25jecx9rntrz0ack618gn. Individuals lacking the resources or access to the documents should contact the Clinton Township, by phone at (908) 735-8800, or by e-mail planning@clintontwpnj.org.

A. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY

This is the January 26, 2026, annual reorganization 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 Review 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 Review and the Courier News no later than the Friday prior to this meeting.

B. FLAG SALUTE

C. SWEARING IN OF NEW MEMBERS/PRESENTATION OF CREDENTIALS

D. ROLL CALL

☐ Bayly ☐ Ferrara ☐ McTiernan ☐ Naylor ☐ Pfeffer ☐ Ryan ☐ Stevens

E. NOMINATIONS AND ELECTIONS

	BOARD OFFICERS
1	Chairperson
2	Vice Chairperson
3	Vice Chairperson Pro Temp

F. 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,	Van Cleef Engineering

		CME, LEED, AP	
5	Lighting Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering
6	Conflict Engineering Expert	TBD	TBD
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
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	Candace DeJianne	Township of Clinton
16	Newspapers for Publication	Hunterdon Review (Weekly), Courier News (Daily), Star Ledger	Hunterdon Review (Weekly), Courier News (Daily), Star Ledger
17	Board Security Expert	Robert Wilson, CPP, PSP, CPD	RAW Security Consulting, LLC

G. APPROVAL OF 2026 RULES AND REGULATIONS

H. MEETING MINUTES FOR APPROVAL

1. December 15, 2025, Regular Meeting Minutes
   Eligible to Vote: Bayly, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

I. VOUCHERS FOR APPROVAL

J. RESOLUTIONS FOR CONSIDERATION

1. APPLICATION NO. BOA 2024-09
   RESOLUTION NO. 2025-02

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

   Resolution Memorializing Grant of Various "C" Variances to Allow the Construction of a Proposed Garage Barn and Dismissal Without Prejudice of All Relief Requested to Construct a Proposed Accessory Springhouse Dwelling.
   Eligible to Vote: Naylor, Pfeffer

2. APPLICATION NO. BOA 2021-09
   RESOLUTION NO. 2025-05

   New Jersey American Water
   19 Walden Dr - Block 87 Lot 13

Resolution Memorializing Modification of Condition #10 of Resolution No. 2021-11 for Extension of Time to Obtain a Permanent Certificate of Use to June 30, 2026.
Eligible to Vote: Naylor, Ryan, Stevens, Pfeffer, McTiernan

K. 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 two-story single-family dwelling on the property in the HC Zone.
The application is continued from September 29, 2025, and November 24, 2025. Time to decide on the application: 3/31/2026.

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, October 29, 2025, November 24, 2025, and December 15, 2025. Time to decide on this application: 3/31/2026.

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, April 28, 2025, May 19, 2025, June 23, 2025, July 28, 2025, August 25, 2025, October 29, 2025, November 24, 2025, and December 15, 2025.*

L. ADJOURNMENT

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