CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING AGENDA v2

April 27, 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/0qv9p0wtkln60onuzcodgvi7wxym60wb. 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 April 27, 2026, 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 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 Courier News no later than the Friday prior to this meeting.

B. FLAG SALUTE

C. ROLL CALL
Bayly, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

D. MEETING MINUTES FOR APPROVAL

1. April 13, 2026, Regular Meeting Minutes
Eligible to Vote: Bayly, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

E. VOUCHERS FOR APPROVAL

F. APPROVAL OF 2026 RULES AND REGULATIONS – AMENDED

G. RESOLUTIONS FOR CONSIDERATION - NONE

H. REQUEST FOR EXTENSION OF TIME

1. APPLICATION NO. BOA 2024-03
RESOLUTION NO. 2024-09

Clinton Agricultural Associates, LLC
Block 14 Lots 6 and 7

I. PUBLIC HEARINGS

1. 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, April 28, 2025, May 19, 2025, June 23, 2025, July 28, 2025, August 25, 2025, September 29, 2025, October 29, 2025, November 24, 2025, and December 15, 2025. Time to decide on this application: 4/30/2026.*

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, December 15, 2025, March 23, 2026, and April 13, 2026. Time to decide on this application: 7/31/2026.*

   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, December 15, 2025, March 23, 2026, and April 13, 2026.*

J. ADJOURNMENT

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