CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING AGENDA v2

October 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/7a6dk9ibk3kd456dqyh8zxo5mygvaqd7. Individuals lacking the resources or access to the documents should contact Clinton Township, by phone at (908) 735-8800, or by e-mail planning.boasec@clintontwpnj.org.

A. CALL TO ORDER AND PUBLIC NOTICE

This is the October 26, 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 Courier News. 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, Farrell, Ferrara, Grantham, Naylor, Stevens, Pfeffer, McTiernan

D. MEETING MINUTES FOR APPROVAL

1. September 28, 2026, Regular Meeting Minutes

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

E. VOUCHERS FOR APPROVAL

F. RESOLUTIONS FOR CONSIDERATION

1. APPLICATION NO. BOA 2021-06
   RESOLUTION NO. BOA 2026-01
   Camp Dill Foundation
   Block 41 Lot 4

   Resolution Memorializing Modification of Condition #5 of Resolution 2021-07 to Extend the Time within which to Complete Construction and Obtain a Permanent Certificate of Occupancy to December 13, 2026.
   Eligible to Vote: Bayly, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

2. APPLICATION NO. BOA-2025-05
   RESOLUTION NO. BOA 2026-02
   Patino Residence
   14 Pleasant View Road – Block 19 Lot 7

Resolution Memorializing Grant of a 'C' bulk variance for an addition to the second floor in a residential home with pre-existing conditions.
Eligible to Vote: Bayly, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

3. APPLICATION NO. BOA 2016-01
RESOLUTION NO. BOA 2026-04
American Baptist Churches of New Jersey
Block 3/Lot 13, Block 4/Lot 21

Resolution Memorializing Sixth Modification of Condition #9 of Resolution 2016-04 to Extend the Time within which to Complete Construction of the Proposed Development and Obtain a Permanent Certificate of Occupancy for the New Building from June 18, 2026 to June 18, 2028.
Eligible to Vote: Bayly, Ferrara, Naylor, Stevens, Grantham, Farrell, Pfeffer, McTiernan

4. APPLICATION NO. BOA-2024-10
RESOLUTION NO. BOA 2026-05
Goodwill Industries, Inc.
235 Main Street – Block 5 Lot 4

Resolution Memorializing 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.
Eligible to Vote: Bayly, Ferrara, Naylor, Stevens, Grantham, Pfeffer, McTiernan

5. APPLICATION NO. BOA-2026-01
RESOLUTION NO. BOA 2026-06
Cahillane-Kowalczyk Residential Variance
35 Hibbler Road – Block 91 Lot 2

Resolution Memorializing a 'D(1)' use and 'C' bulk variance relief in order to construct the addition of a covered porch to the existing principle structure, along with an addition to the existing garage.
Eligible to Vote: Bayly, Ferrara, Naylor, Grantham, Pfeffer, McTiernan

6. APPLICATION NO. BOA 2025-04
RESOLUTION NO. BOA 2026-07
1480 Route 31, LLC
1480 Route 31 – Block 58 Lot 7

Resolution Memorializing the Denial of a 'D(1)' use variance to permit the construction of a two-story single-family dwelling on the property in the HC Zone.
Eligible to Vote: Naylor, Stevens, McTiernan

G. REQUEST FOR EXTENSION OF TIME - NONE

H. PUBLIC HEARINGS

1. APPLICATION NO. BOA 2026-03
Jane W. & M. Edgar Barrett

10 Farview Drive – Block 82.17 Lot 40

The Applicant is seeking 'C' bulk variance relief to permit the construction of a primary bedroom suite to the first floor of the home and a 102-sf deck to the rear of the home in the RR-4S Zone. *Time to decide on the application: 12/29/2026.*

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, April 13, 2026, April 27, 2026, May 18, 2026, July 27, 2026, August 24, 2026, and September 28, 2026. Time to decide on this application: 3/31/2027.*

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, April 13, 2026, April 27, 2026, May 18, 2026, July 27, 2026, August 24, 2026, and September 28, 2026.*

I. ADJOURNMENT

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