CLINTON TOWNSHIP BOARD OF ADJUSTMENT
ANNUAL REORGANIZATION MEETING

MINUTES

JANUARY 27, 2025

7:00PM

CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY

The Secretary read the following Call to Order and Public Notice:

This is the January 27, 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.

FLAG SALUTE

The Secretary led the Flag Salute.

ROLL CALL

The following Board members were present at the meeting:
Mr. Naylor, Ms. Kiefer, Mr. Ryan, Mr. Pfeffer, Mr. Bayly, & Ms. Stevens

The following Board members were absent from the meeting:
Mr. McTiernan, Mr. Rhinehart, & Mr. Reynolds

The following Board Professionals were present at the meeting:
Mr. Jon Drill, Board Attorney, Mr. Tom Behrens, Board Planner, Mr. Jim Mazzucco, Board Landscape Architect, & Mr. Stan Schrek, Board Engineer.

APPOINTMENT OF PROFESSIONALS

The Secretary asked for nominations for Chairman.

Ms. Stevens made a motion, and Mr. Pfeffer seconded the motion to appoint Mr. Dan McTiernan as the Board of Adjustment Chairman. All members present at the meeting voted 'yes'.

The Secretary asked for nominations for Vice Chairman.

Ms. Stevens made a motion, and Mr. Bayly seconded the motion to appoint Mr. David Pfeffer as the Board of Adjustment Vice Chairman. All members present at the meeting voted 'yes'.

With Chairman Mr. McTiernan absent from the meeting, Vice Chairman Mr. David Pfeffer ran the meeting.

The following chart lists the Board Professionals being appointed for 2025:

	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, CME, LEED, AP	Van Cleef Engineering
5	Lighting Expert	Stanley Schrek, PE, AIA, PP, CME, LEED, AP	Van Cleef Engineering
6	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP, CME, CPWM	Land Solutions Engineering, LLP
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		
15	Board Secretary/Administrator	Taylor Gribbin	Township of Clinton
16	Newspapers for Publication	Hunterdon County Democrat, Star Ledger, Courier News (Daily), & Hunterdon Review (Daily)	Hunterdon County Democrat, Star Ledger, Courier News (Daily), & Hunterdon Review (Daily)
17	Board Security Expert	Robert Wilson, CPP, PSP, CPD	RAW Security Consulting, LLC

Mr. Bayly made a motion, and Mr. Naylor seconded the motion to approval numbers 1 through 15 on the chart above. All members present voted 'yes'.

Ms. Stevens made a motion, and Mr. Naylor seconded the motion to approve number 16 on the chart above. All members present voted 'yes'.

Mr. Bayly made a motion, and Ms. Kiefer seconded the motion to approve number 17 on the chart above. All members present voted 'yes'.

APPROVAL OF 2025 MEETING CALENDAR

Mr. Ryan made a motion, and Mr. Bayly seconded the motion to approve the 2025 meeting calendar. All members present voted 'yes'.

APPROVAL OF 2025 RULES AND REGULATIONS

Ms. Stevens made a motion, and Ms. Kiefer seconded the motion to approve the 2025 Rules and Regulations. All members present voted 'yes'.

MEETING MINUTES FOR APPROVAL

1. December 16, 2024, Special Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Pfeffer, Stevens

Mr. Bayly made a motion, and Ms. Stevens seconded the motion to approve the minutes of the December 16, 2025, special meeting. All members present at the meeting voted 'yes'.

Ms. Stevens made a motion, and Ms. Kiefer seconded the motion to table 2-7 listed below pending review and corrections submitted to the Secretary. All members present at the meeting voted 'yes'.

2. January 23, 2023, Re-Organization Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

3. May 22, 2023 – Regular Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Ryan, Stevens

4. June 26, 2023, Regular Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Pfeffer, Ryan

5. July 24, 2023, Regular Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

6. August 28, 2023, Regular Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, Stevens

7. October 23, 2023, Regular Meeting Minutes
Eligible to Vote: Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Stevens

RESOLUTIONS FOR CONSIDERATION

Resolution No. 2024-10 – 210 Main Street, LLC.
Affirmance of Zoning Officer's denial of Tenancy Review Application for the alleged continuation of the following uses: Warehouse storage, outside storage of heavy equipment including vehicles and trailers, outside storage of construction materials, equipment maintenance repair shop, office, and commercial retail.

Ms. Stevens made a motion, and Mr. Naylor seconded the motion to approve Resolution 2024-10. All members present voted 'yes'; Chairman McTiernan was absent.

Resolution No. 2024-11 – 210 Main Street, LLC.
Resolution memorializing denial of "D (1)" use variances, dismissal as moot of "C (1)" variances and site plan ordinance exceptions, and denial of preliminary and final site plan approval.

Ms. Kiefer made a motion, and Ms. Stevens seconded the motion to approve Resolution 2024-11. The eligible Board members voted 'yes', Ms. Kiefer and Ms. Stevens. Motion passed.

MASTER PLAN CONSISTENCY REVIEW - None

PUBLIC HEARINGS

1. **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.*
   Time to Decide: 03/31/2025

   Ms. Guliet Hirsch, the applicant's Attorney, was present at the hearing. Mr. Ted Beyer, the applicant's Engineer, was also present at the hearing.

   For the objectors, Ms. Amy SantaMaria was present at the hearing.

   Discussion on the T-1 NJDEP Permit Application.

   The Board had no question on the T-1 Permit and did not ask for the exhibit to be entered into evidence.

   Ms. Amy SantaMaria asked Mr. Ted Beyer about the T-1 NJDEP Permit Application submitted.

   The Board asked Mr. Beyer to prepare a revised plan of the site reconciling the buildings on site, the inlet/outlets of each building to the septic system on site. They want to see what is currently on site and accounted for in the NJDEP T-1 Approval.

   Mr. Beyer was also asked to produce an exhibit on how the site has been disturbed from 2004 to present.

   The Applicant began reviewing the Board Professional Technical Reviews.

   The Applicant's attorney advised that we would be looking forward to hearing testimony regarding traffic onsite, testimony from the Applicant's Planner, and potentially testimony from a witness regarding the building permits and a banquette.

   This application will be continued to the March 24, 2025, Board of Adjustment meeting without the need for further notice. The time to act on this application is now May 31, 2025.

2. **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.*

NEW BUSINESS - None

VOUCHERS FOR APPROVAL

COMMUNICATIONS - None

ADJOURNMENT

Mr. Naylor made a motion, and Mr. Bayly seconded the motion to adjourn the meeting at 10:00pm.

Respectfully submitted,

Taylor Gribbin
Board Secretary

These meeting minutes were approved on February 24, 2025.