CLINTON TOWNSHIP BOARD OF ADJUSTMENT
MEETING MINUTES

FEBRUARY 24, 2025 - 7:00PM

A. CALL TO ORDER AND PUBLIC NOTICE

Chairman McTiernan read the Call to Order and Public Notice below:

This is the February 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

Chairman McTiernan led the flag salute.

C. ROLL CALL

The following Board Members were present at the meeting:

Bayly, Kiefer, Stevens, Pfeffer, McTiernan

The following Board Members were absent from the meeting:

Reynolds, Rhinehart, Ryan

The following Board Professionals were present at the meeting:

Jon Drill, Tom Behrens, Stan Schrek, Jim Mazzucco

D. MEETING MINUTES FOR APPROVAL

1. January 27, 2025, Re-Organization Meeting Minutes
   Eligible to Vote: Bayly, Kiefer, Naylor, Pfeffer, Ryan, Stevens

   Mr. Bayly made a motion, and Mr. Pfeffer seconded the motion to approve the January 27, 2025, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

Mr. Pfeffer made a motion, and Ms. Stevens seconded the motion to approve January 23, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

   Ms. Stevens made a motion, and Mr. Bayly seconded the motion to approve May 22, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

   Mr. Pfeffer made a motion, and Ms. Kiefer seconded the motion to approve June 26, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

   Mr. Pfeffer made a motion, and Ms. Kiefer seconded the motion to approve July 24, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

   Mr. Pfeffer made a motion, and Ms. Stevens seconded the motion to approve August 28, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

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

   Ms. Kiefer made a motion, and Ms. Stevens seconded the motion to approve October 23, 2023, meeting minutes. All members eligible and present voted 'yes'. Motion passed.

E. RESOLUTIONS FOR CONSIDERATION – None

F. PUBLIC HEARINGS

1. APPLICATION NO. BOA-2024-10
Goodwill Industries, Inc.
235 E 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 applicant's attorney, Kara Kaczynski, the applicant's engineer, Rob Benedetto, the applicant's architect, Daniel Zaneto, and the applicant's planner, Jim Kyle, were all present at the time of the meeting. The applicant, and COO of Goodwill Industries, Michael Shaw, was also present at the meeting.

The applicant gave a background and history on Goodwill Industries.

This will not be a retail facility, just a donation "transfer center". Items dropped off at this location will then be trucked out of the facility in 28' box trucks to bigger facility for the items to be sorted and delivered to retail store fronts.

Mr. Shaw stated that the office hours would be as follows:

Monday – Saturday	8:00 am – 7:00 pm
Sunday	10:00 am – 6:00 pm

No one was present in the public at the meeting for the application.

Exhibit A-1 entered into the record.

Exhibit A-1 Color Rendered Site Exhibit

The applicant agreed to look into the possibility of reducing the impervious coverage on site and to review the proposed signage on site with the Township Ordinance.

The applicant agreed for the lights on site to go on at sundown and to go off when the business is closed.

Exhibit A-2 Color Rendered R-1

The applicant agreed to work with the Fire Chief to go through the comments submitted on 02/24/2025 to the applicant.

The application was continued to the April 28, 2025, Board of Adjustment meeting at 7:00pm.

The time to decide on this application is now June 30, 2025.

G. VOUCHERS FOR APPROVAL

Chairman McTiernan asked for comments on the vouchers. With none, Mr. McTiernan approved the meeting vouchers for 02/24/2025.

H. ADJOURNMENT

A motion made by Mr. Bayly, seconded by Mr. Pfeffer to adjourn the meeting at 9:40pm.

Respectfully submitted,

Taylor Gribbin
Board Secretary

These minutes were approved on March 24, 2025.