CLINTON TOWNSHIP BOARD OF ADJUSTMENT
MEETING MINUTES

JULY 28, 2025

CALL TO ORDER AND PUBLIC NOTICE

Chairman McTiernan read the following call to order and public notice at 7:03pm:

This is the July 28, 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
Chairman McTiernan led the flag salute.

MEMBERS IN ATTENDANCE
Bayly, Kiefer, Naylor, Rhinehart, Ryan, Stevens, Pfeffer, McTiernan

MEMBERS RECUSED
Reynolds

PROFESSIONALS/STAFF IN ATTENDANCE
John Drill, Board Attorney
Stanley Schrek, Board Engineer
Allison Fahey on behalf of Tom Behrens, Board Planning Expert
Jim Mazzucco, Board Landscape Architect
Candace DeJianne, Board Secretary

MEETING MINUTES FOR APPROVAL - NONE

COMMUNICATIONS

Mr. John Morris Matsen recently passed in June. He is recognized for his thirty-six years of volunteer service for the Clinton Township Board of Adjustment and Planning Board, including nine years on Council.

RESOLUTIONS FOR CONSIDERATION – NONE

PUBLIC HEARINGS

1. APPLICATION NO. BOA 2025-02
   Gruttadaro Residential Variance - 2 Walden Drive – Block 87.07 Lot 10

   The Applicant is seeking a 'C-1' variance for the installation of a 6' privacy fence in a front yard (Lilac Drive). The property is a corner lot.

   This public hearing was adjourned and carried to the next Board of Adjustment meeting on 8/25/2025 due to failure to publish notice in the newspaper. No need to further notice.

2. 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.

   This public hearing was carried to the next Board of Adjustment meeting on 8/25/2025 at the request of the applicant.

3. 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.

   Guliet Hirsch, applicant's attorney, and Elizabeth (Betsy) Dolan, traffic engineer, were present at the time of the hearing. Ms. Hirsch stated the engineer will be back for the August meeting.

   Amy SantaMaria, attorney for the objectors, was also present at the hearing.

   The following exhibits were introduced:

   A-78 – Traffic Impact Analysis dated 10/11/2023
   A-79 – Traffic Impact Analysis dated 7/1/2024

   RECESS 7:11pm – 7:14pm - Attorney Osterman was present for the withdrawal of the Jones Application. Application must be reviewed by the Board to withdraw. Scheduled to be heard at the 8/25/2025 Board Meeting.

RESUME APPLICATION NO. BOA 2022-12

The Board accepted Ms. Dolan as an expert in traffic engineering.

Ms. Dolan presented exhibit A-79, stating the analysis was updated to reflect the latest information presented to the Board. Full capacity trips is 88 (33 fleet vehicles, 11 commuters, 3 deliveries, 5-10 visitors on Sundays). Counts taken via camera and from street in person during the peak hours of 7:30-9am and 4:30-6pm show 8-9 peak hour trips, which is not considered significant volume (100+ trips/hour). There are 40 parking spaces, which will accommodate all vehicles at capacity (11 fleet, 11 commuting, approx. 10 visitors = 35). Residents do not have vehicles.

Mr. Schrek observed the counts were taken in July when there is no school and volume is low. Ms. Dolan stated counts are so low there would be no change in level of service if taken at a different time.

Mr. Pfeffer questioned the 100+trips/hour "standard" relative to the rural nature of Stanton Mountain Rd. Ms. Dolan stated even if increased, it would not change operational characteristics for traffic engineers. RSIS talks about 500 trips per day for rural residential.

Ms. SantaMaria questioned using numbers for the current/non-permitted use instead of comparing to the current permitted use of summer camps. Ms. Dolan stated ITE does not have specific numbers for summer camps. Used existing numbers only.

Ms. Nolan was asked to add classifications of vehicles to the study.

Ms. SantaMaria entered the following for ID only, not going into evidence:

O-3 – Photo of US Foods delivery vehicle

Mr. Schrek stated Ted Bayer, civil engineer, must look at site survey to verify the entrance can handle the size of the truck pictured.

RECESS 8:19-8:25pm

Ms. SantaMaria questioned roadway geometry constraints for rural residential. Ms. Nolan stated it was considered appropriate for low volume, both existing and projected.

Mr. Ryan requested supplemental report to include numbers for trips, types of vehicles per each hour of day and for school bus data. Also, information for garbage, deliveries, etc.

Mr. Naylor requested information relating to dumpster pickups and frequency.

Chairman McTiernan opened the floor to public question.

James Valanzola, of Stanton Mountain Rd, asked Ms. Nolan questions about the difficulty of turning onto CR 629 from Stanton Rd.

Jim Reed, of 215 Stanton Mountain Rd, asked Ms. Nolan regarding vehicle classifications of vehicles counted for the analysis. Ms. Nolan stated there was no data given.

Mr. Drill requested turning templates from applicant to be sent to the Board 10 days prior to next meeting.

RECESS 9:29-9:32pm

The applicant granted an extension on the time in which to decide through 12/31/2025.

This public hearing was carried to the next Board meeting on 08/25/2025 at 7:00pm.

VOUCHERS FOR APPROVAL - NONE

NEW BUSINESS
Ms. Cyndi Keifer stated this will be her last meeting as she is moving out of district.

ADJOURNMENT
Mr. Pfeffer made a motion, seconded by Mr. McTiernan to adjourn the meeting at 9:50pm. All members present at the meeting were in favor.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on September 29, 2025.