CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

August 25, 2025

CALL TO ORDER AND PUBLIC NOTICE

Chairman McTiernan read the following call to order and public notice at 7:00pm:

This is the August 25, 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

MEMBERS IN ATTENDANCE
Bayly, Naylor, Ryan, Pfeffer, McTiernan

MEMBERS ABSENT
Reynolds, Rhinehart, Stevens

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

MEETING MINUTES FOR APPROVAL - NONE

VOUCHERS
Chairman McTiernan reviewed and approved the August 25, 2025, vouchers.

REQUEST FOR EXTENSION OF TIME

1. RESOLUTION NO. 2022-05
   IPPSOLAR INTEGRATION LLC
   BLOCK 13 LOT 11.01

THE APPLICANT IS SEEKING AN EXTENSION OF TIME WITHIN WHICH TO OBTAIN CONSTRUCTION PERMITS AND CERTIFICATE OF OCCUPANCY FOR THE PROPOSED IMPROVEMENTS. THE DEADLINE WAS OCTOBER 11, 2024. THE APPLICANT HAS REQUESTED AN EXTENSION TO DECEMBER 31, 2025.

Maziar Dalaeli, an authorized representative for IPPSolar Integration LLC, the applicant, and Ted Carroll, applicant's Attorney, were present at the hearing.

Board Attorney Jon Drill, swore the applicant in.

Applicant requested an extension to 12/31/2025 on the above-mentioned Resolution No. 2022-05 to complete the construction and obtain a permanent certificate of occupancy. The project is 90% complete at this time. The delay is predominantly due to re-engineering delays, obtaining the switch gear for the project and for a 5-month delay with JCP&L requiring additional re-design.

Mr. McTiernan suggested increasing the timeline of the extension to 6/30/2026 in the event there are additional unforeseen delays.

Mr. Ryan made a motion seconded by Mr. Naylor to grant the extension request to the above applicant to 06/30/2026. All Board members present (Bayly, Naylor, Ryan, Pfeffer, and McTiernan) voted yes. The extension was granted.

RESOLUTIONS FOR CONSIDERATION

1. APPLICATION NO. BOA 2025-01
   RESOLUTION NO. 2025-01
   DWYER RESIDENTIAL VARIANCE
   14 CEDAR GROVE ROAD - BLOCK 80 LOT 5

   Resolution Memorializing Grant of Four 'C' Variances to Allow for the Construction of an Addition to a Single-Family Residence.

   All the Board members present and eligible (Bayly, Naylor, Ryan, and Pfeffer) at the meeting voted 'yes' to approve the above-mentioned Resolution No. 2025-01. The above Resolution was approved.

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.

Board Attorney, Jon Drill, swore in the applicants and property owners of the above-mentioned application, Adam Gruttadaro and Kristen Baker.

Mr. Drill swore in the following professionals: Tom Behrens.

Property owners described the nature of the application and the reason for seeking relief from the ordinance section 165-117.1, Fences, also Pillars and Gates. The subject property is a corner lot on Walden Drive and Lilac Drive. The reason for asking for relief for a 6-foot fence in the front yard that fronts Lilac Drive is to give the family privacy in the back yard.

Mr. Behrens asked the applicant if they sought other alternatives. Owner Kristen Baker stated the solid cedar wood fence will blend in with the existing vegetation, which was very overgrown and received past complaints. Sight lines were discussed and are addressed on the survey provided.

Mr. Pfeffer made a motion and Mr. Ryan seconded granting relief to the above-mentioned property owners for a 6-foot fence along Lilac Drive in what would be considered a "front yard" where the fence height is 4 feet. All members present and eligible to vote (Bayly, Naylor, Ryan, Pfeffer, McTiernan) voted yes. Relief granted.

Board Chairman advised the Board Secretary to compose a release memo for Construction Permits.

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

Application to be carried to September 29, 2025, by request of the Applicant.

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 9/29/2025 at the request of the applicant. The applicant sent a letter extending the time to act to 10/31/2025.

The Board Secretary was directed to ask the applicant for a request to extend the time to act to 12/31/2025. The applicant must re-notice as the 200-ft list is aged. If there is a failure to re-notice, application would result in dismissal without prejudice on 9/29/2025.

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 Ted Bayer, of Bayer-Risse Engineering, were present at the time of the hearing.

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

Mr. Drill reminded the witness and professionals that they were still under oath.

The following exhibit was introduced by Mr. Bayer:

A-80 – Vehicle Turning Analysis dated 08/14/2025

The Vehicle Turning Analysis shows four vehicle types: residential van, 32' lumber truck, trash truck and 36' US Foods truck. Ms. SantaMaria questioned the width of the driveway and whether it could handle 2-way traffic. Mr. Bayer replied only if it was a transit van or smaller.

Ms. SantaMaria referred to Exhibit A-74 relating to the septic system use. She questioned why the capacity is 6,500 gal/day as they were authorized for a permit up to 9,100 gal/day. Mr. Bayer said the capacity was reduced as 9,100 was not needed.

Ms. SantaMaria asked about impervious coverage amounts and disturbance areas for the property. If added up since 2004, the total amount of disturbed property is over 1 acre. Ms. Hirsh questioned the definition of disturbance area referring to Clinton /Twp Ord.1146-2021. Mr. Schrek stated that, per DEP regulations, this pushes them into a major stormwater development. Mr. Drill asked the applicant's attorney to determine whether it is minor or major.

8 MINUTE RECESS

Ms. Hirsch will contact reviewer at DEP to get written classification and will plan revisions if needed. Mr. Drill suggested possible bifurcation of use variance.

There was additional discussion of amount of soil disturbance.

Chairman McTiernan opened the floor to public question.

James Valanzola, of Stanton Mountain Rd, asked the width of driveway at the roadway entrance. Mr. Bayer stated it was 40' and that the width of the driveway at both 50' and 100' from Stanton Mountain Rd is 18'. This was later corrected by Mr. Naylor. The correct width of the driveway at both 50' and 100' from Stanton Mountain Rd is 13'. Mr. Naylor asked for the width of Stanton Mountain Road 100' from the driveway entrance on either side.

Jim Reed, of 215 Stanton Mountain Rd, questioned if sight triangle issues were addressed. Mr. Bayer stated this was not addressed as it is an existing driveway and there are no proposed changes to the driveway. Mr. Reed stated there was an accident at the end of the driveway in 2021. Mr. Reed asked if the new site plan addresses lighting and fire safety. Mr. Bayer responded he did not. Ms. Hirsch stated the fire marshal regularly inspects the property.

Darlene Manchen, of 258 Stanton Mountain Rd, asked if the applicant was aware that the 1st Evangelical Church parks their bus on Stanton Mountain Rd.

This public hearing was carried to the 10/27/2025 Board of Adjustment meeting at 7:00pm. No need for further notice.

ADJOURNMENT

All members eligible and present at the meeting were in favor. The meeting was adjourned at 9:50pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on September 29, 2025.