CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

September 29, 2025 - 7:00PM

CALL TO ORDER AND PUBLIC NOTICE

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

This is the September 29, 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, Rhinehart, Stevens, Pfeffer, McTiernan

MEMBERS ABSENT
Reynolds, Ryan

PROFESSIONALS/STAFF IN ATTENDANCE
Jonathan 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

July 28, 2025, Regular Meeting Minutes

Mr. Naylor made a motion, and Ms. Stevens seconded the motion to approve the minutes. All members present and eligible to vote on the minutes voted 'yes'. Minutes approved.

August 25, 2025, Regular Meeting Minutes

Mr. Pfeffer made a motion, and Mr. Naylor seconded the motion to approve the minutes. All members present and eligible to vote on the minutes voted 'yes'. Minutes approved.

RESOLUTIONS FOR CONSIDERATION - NONE

PUBLIC HEARINGS

1. 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 adjourned and carried to the next Board of Adjustment meeting on 10/27/2025 at the request of the applicant.

2. APPLICATION NO. BOA 2025-04
   1480 Route 31, LLC - 1480 Route 31 – Block 58 Lot 7

   The Applicant is seeking a 'D(1)' use variance to permit the construction of a 1,471 SF two-story single-family dwelling with an attached 688 SF garage in the property in the HC Zone.

   Steven Gruenberg, applicant's attorney, and Christopher Nusser, applicant's engineering and planning expert, were present at the time of the hearing. Mr. Gruenberg, Mr. Nusser, and the Board's professionals were all sworn in.

   Exhibit A-1, a colored rendering of a Site Plan Exhibit for 1480 Route 31, dated 9/29/2025, was introduced.

   Mr. Nusser stated the original plan was to build the new house using the foundation of the original. However, when the house was demolished, the foundation fell in due to age and trees in the proximity. The exhibit shows reconstruction is within a 300' riparian buffer due to a category 1 stream, which is covered by permit by rule #10 and does not require approval.

   Mr. Pfeffer asked about the foundation and its current status. Richard Meurer, managing member of 1480 Route 31, LLC, the owner, was sworn in.

   Mr. Meurer stated that after receiving all permits, the house was knocked down. The foundation fell in and is just rubble. There is currently a fence surrounding the hole. The new foundation will be in the exact same location.

   Mr. Nusser stated the house, a portion of the garage and most of the sidewalk in the proposed site plan are within the riparian buffer area. These are all covered in permit by rule #10. Additionally, this rule applies to the water line and septic.

   The house will be utilizing electric heat, which will be above ground. The house and garage are connected by the roof. The property will be accessed via a shared driveway, utilizing an access

easement from the neighboring property, Block 58 Lot 7.01. Mr. Pfeffer questioned if the proposed improvements are actually covered under the permit by rule #10.

RECESS 7:52-8:04pm

Mr. Gruenberg stated they will be aborting testimony. The architectural plan will be reviewed and may need to be resubmitted. If it does, the Board will receive the plans at least 10 days in advance of the next meeting. This public meeting was carried to the 11/24/2025 Board of Adjustment meeting with no need to further notice. The time to act on the application was extended to 1/31/2026.

ADJOURNMENT

Mr. Pfeffer made a motion, seconded by Ms. Stevens, to adjourn the meeting at 8:08pm. All members present at the meeting were in favor.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on October 27, 2025.