CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES$_{v2}$

October 27, 2025 - 7:00PM

CALL TO ORDER AND PUBLIC NOTICE

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

This is the October 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

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

MEMBERS ABSENT
Bayly, Reynolds, Rhinehart

PROFESSIONALS/STAFF IN ATTENDANCE
Jonathan Drill, Board Attorney
Joseph Brosnan on behalf of Stanley Schrek, Board Engineer
Candace DeJianne, Board Secretary

MEETING MINUTES FOR APPROVAL

September 29, 2025, Regular Meeting Minutes

Ms. Stevens 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

REQUEST FOR EXTENSION OF TIME

RESOLUTION NO. 2021-11

NEW JERSEY AMERICAN WATER
BLOCK 87 LOT 13

Niall O'Brien, representing NJ American Water Company Inc., requested an extension of time in which to meet Condition No. 10 of the above-mentioned Resolution No. 2021-11, which requires the applicant to commence construction and obtain a permanent certificate of use for the proposed expansion one year from the date of issuance of the construction permit.

Michael McAloon, PE, the applicant's engineer, was sworn in. He explained the project is principally complete; however, an extension is needed due to major delays with obtaining materials for the project.

Mr. O'Brien asked for an extension to 3/1/2026. Chairman McTiernan suggested increasing the timeline of the extension to 6/30/2026 in the event there are additional unforeseen delays.

Ms. Stevens made a motion, seconded by Mr. Pfeffer, to grant the extension request to the above applicant to 06/30/2026. All Board members present voted yes. The extension was granted.

PUBLIC HEARINGS

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 Amy SantaMaria, attorney for the objectors, were present at the time of the hearing.

Mr. Drill read his email to the board members, acknowledging the applicant's 10/16/2025 letter requesting to bifurcate the D(1) use variance from the application. The email explained to the board that they have the ability to not permit the bifurcation, but also that it would be within the board's discretion to determine to allow bifurcation on the condition the applicant's engineering expert, Ted Bayer, testify regarding the stormwater management plan.

Mr. Pfeffer questioned the status of the site plan portion of the application. Mr. Drill stated that due to Mr. Bayer's last testimony it was determined the application must be a major development for stormwater, not a minor. This would require a substantial redesign, which spurred the bifurcation request. There was discussion on the applicant's option to withdraw the site plan application and restarting. Mr. Pfeffer stated that the prior approval of the generators was contingent on approval of the use variance and successful completion of a site plan application.

Mr. Drill suggested that the allowance of the D(1) use variance bifurcation would be subject to the applicant granting an indefinite amount of time for the board to act on the preliminary and final site plan approval. Additionally, Mr. Bayer will be required to address stormwater issues through a conceptual plan and testimony.

Ms. SantaMaria stated she had no objection to bifurcation.

Mr. Pfeffer made a motion, seconded by Ms. Stevens, to grant the request to the above applicant to bifurcate the D(1) use variance application from the preliminary and final site plan application, subject to the conditions mentioned. All Board members present voted yes.

Mr. Drill then read his opinion letter addressed to the board, dated 10/19/2025, regarding whether Michael Wright should be allowed to testify. Ms. Hirsch previously sent a letter dated 9/25/2025 to the board proffering proposed testimony of Michael Wright. Additionally, Ms. SantaMaria sent a letter to the board dated 10/13/2025 objecting to the proffer.

RECESS 7:47-7:49pm

It was Mr. Drill's opinion that Mr. Wright's testimony would be irrelevant pursuant to MLUL 40:55D-10e.

Chairman McTiernan asked whether Mr. Wright could comment as a member of the public. Mr. Drill stated that it was his opinion that if Mr. Wright had any comments relevant to the pending D(1) use variance, he should be allowed to testify but if Mr. Wright had any comments relating to the matters addressed in Mr. Drill's opinion letter, Mr. Drill would advise the board to bar Mr. Wright's comments / testimony on the basis that it would be irrelevant.

Ms.Hirsch asked the board to utilize the same standard of relevancy to any objector's witnesses or testimony.

Ms. SantaMaria stated the objectors are not seeking the revocation of the zoning permits, but that there may be issues with interpretation of zoning permits. Ms. Hirsch stated that other objectors not represented by Ms. SantaMaria could challenge previously issued zoning permits. Mr. Drill stated that zoning permits cannot be challenged before the Board of Adjustment as they are past the appeal timeframe under N.J.S.A. 40:55D-20.

Mr. Ryan requested time with Mr. Drill to ask questions relating to what was just discussed. Mr. Drill agreed to give Mr. Ryan attorney client privileged legal advice outside the hearing room.

RECESS 8:15-8:20pm

Mr. Drill issued some clarifying legal advice based on the questions asked of him by Mr. Rayn.

There were no further questions.

Chairman McTiernan ruled that Mr. Wright would not be allowed to testify as to anything that would be hearsay and that Mr. Wright would not be allowed to testify about any subject matter which was irrelevant to the application. The Chairman's ruling became the ruling of the board because no board member made a motion to reverse his ruling.

The hearing was carried to 11/03/2025 with Betsy Dolan testifying and 12/15/2025 with Ted Bayer testifying.

The time for the board to act was extended to 3/31/2026.

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

Application to be carried to November 24, 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.

The applicant requested that the public hearing be carried to the next Board of Adjustment meeting on 11/24/2025.

The board carried the hearing to 11/24/2025 without the need to re-notice but on the condition that the applicant extend the time to act to 3/31/2026. If the applicant fails to extend to that date, the application will be dismissed without prejudice on 11/24/2025.

PRESENTATION TO BOARD MEMBERS

MS-4 STORMWATER SYSTEM
Joe Brosnan, PE, PP, CME on behalf of Stanley Schrek, Board Engineering Expert

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 9:10pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on