CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

November 24, 2025 - 7:00PM

CALL TO ORDER AND PUBLIC NOTICE

Chairman McTiernan read the following call to order and public notice at 7:34pm:

This is the November 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.

FLAG SALUTE

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

MEMBERS ABSENT
Reynolds

PROFESSIONALS/STAFF IN ATTENDANCE
Jonathan 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

October 27, 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.

RESOLUTIONS FOR CONSIDERATION

APPLICATION NO. BOA 2022-01
RESOLUTION NO. 2025-03
IPPSOLAR INTEGRATION LLC

BLOCK 13 LOT 11.01

Resolution Memorializing Modification of Condition #6 of Resolution No. 2022-05 to Extend the Time Within Which to Obtain Construction Permits and Certificates of Occupancy.

All of the Board members present and eligible (Bayly, Naylor, Ryan, Pfeffer, and McTiernan) at the meeting voted 'yes' to approve the above-mentioned Resolution No. 2025-03. The above Resolution was approved.

APPLICATION NO. BOA 2025-02
RESOLUTION NO. 2025-04
Gruttadaro Residential Variance
2 Walden Drive - Block 87.07 Lot 10

Resolution Memorializing Grant of a "C(1)" Variance to Allow the Construction of a 6-foot-high Fence.

All of the Board members present and eligible (Bayly, Naylor, Ryan, Pfeffer, and McTiernan) at the meeting voted 'yes' to approve the above-mentioned Resolution No. 2025-04. The above Resolution was approved.

PUBLIC HEARINGS

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 12/15/2025 at the request of the applicant. The applicant sent a letter extending the time to act to 12/31/2025.

The Board Attorney asked the applicant for a request to extend the time to act to 3/31/2026 to which the applicant agreed. The applicant was directed to 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 12/15/2025.

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. Ms. Hirsch introduced the following Exhibits:

A-81 Cover letter from E. Dolan dated November 11, 2025, enclosing A-82 through A-84
A-82 A&TC driveway counts chart, revised
A-83 Traffic Impact Study for Kidder Creek Orchard Camp, dated December 22, 2015
A-84 March 30, 2021 Trip Generation Memorandum by SCJ Alliance re Mineral Lake YMCA Camp

Elizabeth Dolan, the applicant's traffic engineer, reviewed Ex. A-82, which included hourly data and heavy vehicle activity for the driveway. Ms. Stevens questioned the data relating to incoming/outgoing traffic. Ms. Hirsch stated she would send an inquiry to Mr. Rand, the applicant's engineering expert.

There was discussion of peak travel hours, percentage of total traffic generated by the ATC site, and maximum number of persons on the site daily.

Ms. Hirsch discussed Ex. A-80 Vehicle Turning Analysis. Ms. Dolan stated two vehicles would not be able to pass at the same time. Mr. Schrek stated bump-outs would be necessary and Ms. Dolan agreed they can be added to the driveway.

RECESS 8:40 – 8:45 pm

Ms. Dolan discussed Ex. A-83 which is a traffic study for a camp. Ms. Hirsch said this was provided to compare subject property if conditionally permitted as a camp as requested by the board. Ex. A-84 was introduced as it used the data from the Kidder Creek (A-83) study.

Ms. SantaMaria questioned Ms. Dolan about the exhibits presented and the previous turning data. Ms. SantaMaria requested the frequency of the lumber truck deliveries. Ms. Hirsch stated she had an email from Mr. Rand regarding the matter. Mr. Drill requested this email to be sent to the Board.

Ms. SantaMaria asked Ms. Dolan about camp data from New Jersey to which Ms. Dolan answered she had none.

Public Comments:

James Valanzola, of Stanton Mountain Rd, asked about number of vehicles entering the driveway from the west and location of the camera.

Patricia Rockman, inquired as to the nature of the deliveries and whether they would also be servicing other areas in the neighborhood. She also asked if the applicant could ask for smaller trucks to make the deliveries.

Mr. Drill requested testimony from Mr. Rand as to the inbound vs outbound numbers in the traffic study.

This hearing was carried to the December 15, 2025, meeting with no further need to notice. The extension was granted to March 31, 2026.

RECESS 9:07 – 9:12 pm

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, the applicant's attorney, was present at the hearing. Christopher Nusser, the applicant's expert planner and engineer, Dr. Victoria Urynak, Nina Delmonico, and the Board professionals were sworn in as witnesses by Mr. Drill.

Mr. Ryan recused himself as Dr. Urynak is his dentist.

Dr. Urynak stated she owns the property adjacent to the subject property, Block 58 Lot 7.01. She expressed her agreement to and preference for the subject property being rebuilt as a single-family home to be built in the same footprint. She understands this is not an approved use.

Ms. Delmonico stated she is the stepdaughter of the applicant Richard Meurer. She read a statement regarding her appeal to live in a single-family home on this property.

Mr. Nusser qualified himself before the board. He introduced the following Exhibits:
Ex. A-1 Site Plan Exhibit dated September 29, 2025
Ex. A-2 Deed between owners of lot 7.01 and the NJ Department of Transportation Book 1057 Page 762 dated February 20, 1991.

Exhibit A-2 is a ROW dedication of 29,315 sf, showing the property was 92,434 sf before the taking and 63,127 sf after the taking. Mr. Nusser then read Ordinance 165-104 which would reduce the minimum lot size requirement and remove the need for two C variances.

Mr. Nusser stated the proposed septic requires a setback variance. [Mr. Behrens was sworn in.] There was discussion on septic standards, permits, and applications as they relate to a change in use.

Exhibit A-3 Alternate Site Plan Exhibit dated November 5, 2025, was introduced. Ex. A-3 shows the garage as an accessory building and would eliminate the rear yard setback variance.

Mr. Pfeffer asked if the footprint of the house could be moved further south in order to remove the septic setback variance.

Mr. Nusser stated there is a planning variance for not fronting on a public road that would cause undue hardship per MLUL NJ40:55D-36. There was discussion on the access from the neighboring property whereby Exhibit A-4 Deed of property, Deed Book 1122, Page 0716 dated March 1, 1995, was introduced. Mr. Nusser was asked to provide Deed Book 789, Page 619 assumed to be the recording of the access easement.

Mr. Drill stated both the C1 lot-width variance and the Planning variance must be granted by the Board as not doing so would cause undue hardship.

The board planner's review report was discussed. There was additional discussion on reconfiguring the development on the lot, undue hardship, economic and utility and particular suitability of the proposed residential use.

Mr. Schrek and Mr. Behrens were asked to confirm Mr. Nusser's conclusions relating to the septic.

This hearing was continued to December 15, 2025, with no need for further notice. Time to decide on the application was granted to March 31, 2026.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:35pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on December 15, 2025.