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

December 15, 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 December 15, 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, Ferrara, Naylor, Ryan, Stevens, Pfeffer, McTiernan

MEMBERS ABSENT
Reynolds, Rhinehart

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

November 24, 2025, Regular Meeting Minutes
Ms. Stevens made a motion, and Mr. Ryan seconded the motion to approve the minutes. All members present and eligible to vote on the minutes voted 'yes'. Minutes approved.

APPROVAL OF 2026 MEETING CALENDAR

Ms. Stevens made a motion, and Mr. Naylor seconded the motion to approve the 2026 meeting calendar. All members present voted 'yes'. 2026 Meeting Calendar approved.

RESOLUTIONS FOR CONSIDERATION - NONE

PUBLIC HEARINGS

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 two-story single-family dwelling on the property in the HC Zone.

This public hearing was carried to the next Board of Adjustment meeting on 1/26/2025 without the need to further notice at the request of the applicant.

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.

APPLICATION NO. BOA 2023-06
Request for Interpretation: Julia Herr - 149 Stanton Mountain Rd – Block 19 Lot 37
Subject Property: 245 Stanton Mountain Road (Adult & Teen Challenge of NJ) – Block 19 Lot 32

Request for Interpretation pursuant to N.J.S.A. 40:55D-70(b): A drug and alcohol rehabilitation center is not listed as a permitted principal use under ordinance section 165-134 or a conditional use under ordinance section 165-36, therefore, the proposed use is a prohibited use in accordance with ordinance section 165-93(a).

Guliet Hirsch, applicant's attorney, and Amy SantaMaria, attorney for the objectors, were present at the time of the hearing. Ted Bayer, the applicant's engineer, reviewed the following Exhibits in order to satisfy the negative criteria of the use variance:

A-85 Conceptual SWM Layout Plan by Bayer-Risse Eng, dated 10/10/25
A-86 Land Development Plan, Existing Conditions & Demolition Plan by Bayer-Risse Eng, dated 3/17/21, last revised 12/4/25
A-87 NJDEP Well Record, Permit No. 24-15219, dated 6/20/1981

Mr. Schrek noted that Ex. A-85 meets the criteria for NJAC7:8 for a major stormwater application.

Ms. SantaMaria stated that stormwater basin #1 is in the setback area and asked if that required a variance if approved. Mr. Drill said yes, it would. Mr. Bayer said that it was an oversight and would be turned so that it is not in the setback in the final plan. She also asked about the direction of any water overflow from the detention basin/rain garden #1. Mr. Bayer said based on the concept plan, it would move toward Stanton Mountain Rd and this would be addressed with the final plan.

Mr. Drill reminded the board that Mr. Bayer's testimony is going toward the negative criteria of a use variance.

Public Questions:

James Valanzola, of Stanton Mountain Rd, asked about maintenance of the stormwater system and who is responsible. Mr. Bayer replied maintenance is the responsibility of the applicant and that it is enforced by the Township Stormwater Coordinator. Mr. Bayer stated there is a maintenance plan and operations manual for Adult & Teen Challenge.

Mr. Naylor questioned the surface materials in the bioretention and detention basins.

Exhibit A-86 referred to as the "Bump-out Plan", shows where traffic would pull over if there was a large truck in the driveway. The board asked if the bump-outs could be made longer to fit a vehicle larger than a standard vehicle. Mr. Bayer said yes, they could.

Ms. SantaMaria questioned the traffic flow if a larger vehicle was in the driveway. Mr. Bayer said it is expected that the smaller vehicle would be the one to move to the bump-out.

Mr. Bayer stated there are three wells at Teen Challenge site and could only find the well record for Well #3, Exhibit A-87, which shows that the one well can handle the demand for the A&TC site. According to the well operator, Eric Williams, the three wells are cycled and do not draw down all three wells at the same time.

Ms. SantaMaria questioned if there are any records from Mr. Williams regarding the cycling of the well draw-downs. Mr. Bayer did not speak with Mr. Williams directly.

Mr. Bayer introduced Exhibit A-88 Operation & Maintenance Manual, PWSID #1006300, last updated October 2025. The most recent update was in 2025 and was changed to reflect the current level of people served. The only source of water for the site is the three wells.

RECESS 8:16 – 8:21 pm

Ms. SantaMaria stated A-88 shows the table of contents at the end of the document and does not match the contents of the document.

Public Questions:

James Valanzola, of Stanton Mountain Rd, asked Mr. Bayer about the proposed sprinkler system and its storage capacity.

Mr. Bayer was excused by the Board. Mr. Rand will be testifying at the next hearing, which is carried to January 26, 2026 with no further need to notice. Time to act on the application is March 31, 2026.

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.

Kara Kaczynski, attorney for the applicant, was present at the time of the meeting. She stated the fire chief confirmed in an email dated 8/22/25 that all comments have been satisfactorily addressed.

Robert Benedetto, applicant's engineer, reviewed the 4/1/2025 site plan. It was noted there were no gates on the plan due to the fire chief's comments. The Board stated they want gates to avoid dumping on the site when no one is there. Ms. Kaczynski said gates will be added to the site plan. Mr. Naylor requested additional bollards along the sidewalk to the front entrance for safety purposes. The applicant was not opposed. Mr. Bayly requested to see type of gates that will be used.

Mr. Benedetto stated the well on the site was moved to northeast corner at the request of the Board Engineer.

Mr. Behrens asked if the impervious coverage could be reduced from 52.3% by removing an approximately 500sf paver area. Mr. Benedetto said yes.

Daniel Zanetto, applicant's architect, reviewed changes to materials and signage as shown on Rendering R-1, last revised 10/8/2025. Brick material and additional windows were added to the front of the building. Mr. Pfeffer asked why they could not comply to the township's design standards ordinance, such as a pitched roof. Mr. Zanetto stated the construction height of the building does not lend itself to metal roof trusses. The building is a clear span construction. Mr. Drill said the applicant would need to address why they cannot comply since it could be done per the architect.

The Board requested that the Design Guidelines Ord. 165-75(k) to be followed. Ms. Kaczynski said these guidelines will be addressed where possible.

Mr. Schrek asked if the building could be redesigned with a smaller span that could incorporate the pitched roof. Mr. Benedetto stated he will look into that.

Mr. Benedetto reviewed Sheet A200 last revised 10/8/2025 showing the signage. He stated that a previously non-compliant sign was replaced with a compliant size. One sign will need a variance for square footage. It was noted the max. allowed is 25sf and the proposed sign is 60sf, which the planner will address in the future. Ms. Kaczynski stated two signs will need variances for front yard setbacks. The signs will be illuminated during the hours of operation. Mr. Pfeffer stated only 1 free standing sign is allowed and they will need a variance for the additional freestanding sign.

RECESS 9:32 – 9:36 pm

Public Questions:

Patricia Rockman, township resident, made comments. Mr. Drill stated the Board will address the application first and she will need to comment under oath after testimony.

Nathan Mosley, applicant's traffic expert, was sworn in by Mr. Drill. He then qualified himself before the Board. The original traffic study dated 8/28/2025 showed counts for Goodwill locations in Cinnaminson Twp and Medford Twp in Burlington County. The board engineer requested additional data from Pennington. The revised study includes all three locations and is dated 11/24/2025.

The Board asked about traffic flow from the westbound traffic as this is a hazardous section of Route 22 with no traffic lights. They also questioned the relevance of the data to the Route 22 site. Mr. Mosley stated the traffic and engineering assessment shows the level of service is acceptable by the NJDOT.

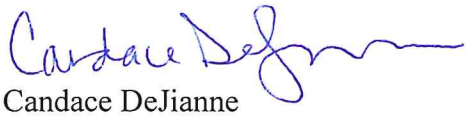
Ms. Kaczynski provided the hours of operation, 8a-7p Monday through Saturday and 10a-6p on Sunday. The Board requested the applicant's business plan as it relates to anticipated volume for this location. The peak hour is deemed to be 4:30-5:30 pm in the report. As the traffic is heading westbound at that time, it is likely the peak hour would be in the morning as traffic flows east.

The hearing is continued to January 26, 2026, without the need for further notice. Time to act on the application is March 31, 2026.

ADJOURNMENT

All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:27pm.

Respectfully submitted,



Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on March 16, 2026.