CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES$_{v3}$

March 23, 2026 - 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 March 23, 2026, 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 Review and Courier News. 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 Review and Courier News no later than the Friday prior to this meeting.

FLAG SALUTE

MEMBERS IN ATTENDANCE
Bayly, Ferrara, Ryan, Stevens, Pfeffer, McTiernan

MEMBERS ABSENT
Naylor

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

March 16, 2026, Special Reorganization Meeting Minutes

Ms. Stevens made a motion, and Mr. Bayly 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

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.

There were only four eligible BOA members present at the meeting to vote on this application where five are required. This public hearing was carried to the 5/18/2026 Board of Adjustment meeting with no need to further notice. The applicant extended the time for the Board to act to 7/31/2026.

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.

The applicant bifurcated the application to only seek the use variance at this time. If the Board grants the use variance then the applicant will proceed with the application for preliminary and final site plan approval.

APPLICATION NO. BOA 2023-06
Request for Interpretation: Julia Herr
149 Stanton Mountain Road – Block 19 Lot 37
Subject Property: 245 Stanton Mountain Road (Adult & Teen Challenge) – 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. Ms. Hirsch introduced fact witnesses to speak to the positive criteria for the use variance:

Senior Pastor Steve Kiley, of Evangel Chapel, was sworn in by Mr. Drill. Then Kwaku Okyere, Richard Walenty, and Aryan Stewart, graduates of the Adult and Teen Challenge (ATC) program were sworn in by Mr. Drill.

Pastor Kiley stated the Evangel Chapel is the home church for ATC. He has mentored at ATC for the past 12-13 years, with more involvement as pastor for the last 8 years. Mentoring includes spiritual guidance in both one-on-one and group sessions relating to overcoming drug and alcohol addiction. He works with other programs and organizations as well when Evangel Chapel is asked to do so.

He stated that drug and alcohol addiction touches everyone in a way. Completing the program takes 9-12 months. Not everyone is able to complete the program, but he guessed about half that leave ask to come back to try again.

Ms. Ferrara asked number of people he has mentored at ATC. He said he sees them about twice a week in a group setting at bible studies or church services and seeing them in smaller groups on the ATC premises. He stated he has intimately talked to all attendees of ATC over the past 8 years.

Mr. Bayly inquired about the number of local residents attend ATC. Pastor Kiley stated some have been referred by Evangel Chapel to ATC. Some graduates work or mentor at the church and mentor at ATC.

Ms. Ferrara asked the size of the church. Pastor Kiley said there are 100-150 regular attendees and about 250 total members.

Mr. Behrens inquired as to his definitions of a para church ministry and faith-based recovery center. Pastor Kiley answered that he could not define para church, but his definition of a faith based recovery center is that it is a mentorship program for 12 months, where participants study the bible, learn academics, and learn to have relationships with their faith and people so when they reenter their lives they are capable of dealing with issues that come up.

Mr. Behrens inquired about a typical week for a participant and percent relating to faith and recovery services. Pastor Kiley answered faith was involved with all areas of their recovery. He stated they wake up, have morning prayer, devotion, work, chapel service, downtime and lights out. It is very scheduled.

Mr. Drill asked about his schedule. Pastor Kiley is at ATC on Wednesdays and Fridays for 3-4 hours each day. Pastor Kiley's experience is as a certified Minister with the Assembly of God.

Ms. Ferrara asked about the Pastor's coordination with the onsite Pastor. Pastor Willy Alfonso is the campus pastor who is there every day. Pastors from other churches mentor at ATC as well on other days.

Ms. SantaMaria questioned the witness regarding his hours on site at ATC and his relationship with the former director, Tom Sheehan. She asked if anyone from ATC observed his group sessions.

RECESS 8:12 – 8:16 pm

Ms. SantaMaria inquired about any financial arrangements between Evangel Church and ATC and if there is any relationship with other organizations including Freedom House in Clinton Township. She asked about his participation in the workshop at ATC and the typical pathway of a participant at ATC.

She inquired as to number of referrals he has made at his church to ATC, which is approximately 10-20 a year.

Mr. Pfeffer asked about the number of graduates of ATC end up volunteering or working with the church. He said over 50%.

Public Questions:

Richard Reynolds, of Stanton Mountain Rd, asked questions regarding recovery and behavior in a residential neighborhood. The witness stated he had no personal knowledge of any incidences.

James Valanzola, of Stanton Mountain Rd, asked about relationships between Assembly of God, Teen Challenge and Evangel Chapel.

Patricia Rockman, Clinton Twp.

Ms. Hirsch introduced the next witness, Kwaku Okyere ('K'). Mr. Okyere stated he was a graduate of ATC and currently resides in Bridgewater. He attended ATC between the summer of 2020 and summer 2021 for 12 months. He explained how ATC benefited him. He stated he is currently personally involved with Evangel Chapel. He volunteers at ATC to show the current members the amount of progress they can make. He stated he has not relapsed since graduating due to lifestyle changes and he is a responsible person in the community. Mr. Okyere said drugs are everywhere, and there are kids in Clinton Township that are struggling.

Mr. Okyere stated he detoxed prior to coming to ATC, which is mandatory. While he was in the program, he was able to get a job after 10 months. He practiced culinary and OSHA skills at the ATC kitchen. After graduating he was a taxi driver, then a chef at Sweet Melissa's and is now going towards his ministry at Evangel Chapel.

Ms. SantaMaria asked about the supervising staff during his stay, payment of services received and if he received any public assistance while attending. Mr. Okyere stated that he volunteers time by sending a text that he is coming to ATC three (times) per week. He did not pay any money to attend ATC, though he did receive food stamps for his meals. She inquired about the number attending while he was there. Mr. Okyere stated he was number 48 on the list and one of three who started the program at ATC in the same week. Of the 3, two graduated and one did not complete the program. He stated that any aggression is not tolerated and the police are called. Those attending must be in a place they can be seen but you can leave if you want.

Public Questions:

Patricia Rockman, Clinton Twp, asked if he had any desire to do harm while at ATC and did ATC encourage members to do good.

James Reed, Clinton Twp, questioned the relevancy of previous testimony.

Ms. Hirsch introduced the next witness, Richard Wolenty of Hampton NJ in Hunterdon County. Mr. Wolenty attended the program at ATC Oct. 2022 to Oct. 2023. He struggled with addiction for over 40 years and attended multiple recovery programs prior to ATC. He has remained sober since graduating. Mr. Wolenty stated his family had a strong family background with addiction and that now he is able to change the trajectory of the future for his family members, by personally showing them that recovery is possible. He stated some have also joined the ATC program.

Ms. SantaMaria inquired about his other mentors while at ATC and how he learned about the ATC program, his day-to-day while there and his job while at ATC. Academics included Bible study and character building. He stated he believed he was one of three that started at the same time. One of the others did not graduate, and one is a current staff member.

Public Questions:

Richard Reynolds, of Stanton Mountain Rd, asked questions regarding Mr. Wolenty's experience with AA.

Patricia Rockman, Clinton Twp, asked the witness about his and his family's benefits of attending ATC.

James Valanzola, of Stanton Mountain Rd, asked if ATC teachings could be taught in any location.

Ms. Hirsch introduced the next witness, Aryan Stewart of Clinton Township. Prior to attending ATC he detoxed in a psych facility and was in a wheelchair. He initially went to ATC for 5 months in 2021, then was kicked out due to anger issues. He reentered after relapsing and opened himself to the teachings at ATC. Mr. Stewart last attended ATC January 2023, graduating in January 2024. He obtained his GED while in the program, then became a staff member for 9 months, and now has a job as a site supervisor at a commercial flooring company. He has been able to succeed and stay clean due to the structure, counseling, academics and love from the ATC program. It guided him to remove his anger issues and helped him build relationships.

Ms. SantaMaria asked Mr. Stewart questions relating to his job, Evangel Chapel, his mentors while at ATC.

Mr. Pfeffer asked about accessibility at ATC while he was in the wheelchair. Mr. Stewart stated the property very accessible, there are wheelchair ramps.

Public Questions:

Richard Reynolds, of Stanton Mountain Rd, asked questions regarding Mr. Stewart's experience with detox prior to returning to ATC.

Patricia Rockman, Clinton Twp, asked the witness about his benefits of attending ATC.

Breanne Cormican, Washington Twp, Warren Co., who works in Clinton Twp, asked about the uniqueness of the property at ATC that aided his journey. He said lack of access to drugs/alcohol and being away from his local environment was a significant help. Mr. Stewart stated that 78% of graduates are successful. Mr. Stewart stated he read that this is over a five-year span and thinks the statistics were actually higher.

James Valanzola, of Stanton Mountain Rd, asked about the number of people who attend ATC graduate. The witness had no knowledge.

This hearing was continued to April 13, 2026, and April 27, 2026, with no need to further notice. Time to decide on the application was granted to July 31, 2026.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:02pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on April 13, 2026.