CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

April 13, 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 April 13, 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, Naylor, Ryan, Stevens, Pfeffer, McTiernan

MEMBERS ABSENT
None

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 23, 2026, Special Reorganization Meeting Minutes

Mr. Pfeffer moved, 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 - NONE

PUBLIC HEARINGS

APPLICATION NO. BOA 2025-05

Patino Residence - 14 Pleasant View Road – Block 19 Lot 7

The applicant is seeking 'C' bulk variance relief for an addition to the second floor in a residential home with pre-existing conditions.

Mitchell Patino, the applicant, and Mr. Behrens were sworn in by Mr. Drill. Mr. Patino explained a portion of the roof on the second story of the dwelling will be raised to allow full ceiling height and that only the pitch of the roof will change, not the overall maximum height.

Mr. Behrens stated all changes will be made using the existing footprint. There are currently 1.5 stories. The house is currently outside of the building envelope in the RC district with a 5.8' side setback on an irregularly shaped lot. The second-floor addition side setback is 26.8', where 100' setback is allowed. Mr. Behrens stated this will be a C(1) variance.

Mr. Patino stated there was no plan to extend the driveway and that the existing porch feature will not be changing.

Mr. Naylor moved, and Ms. Stevens seconded the motion to approve the C(1) variance. All members present and eligible voted 'yes". The variance was approved.

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 Mr. Rand (continued to be sworn in from previous meetings).

Ms. Hirsch questioned Mr. Rand about exhibit A-82, which showed a higher volume of traffic exiting than entering ATC on July 15 and 16, 2023. Mr. Rand's response was it was the weekend the Sheehans moved off-site and they had extended family visiting to help.

Mr. Rand stated the frequency of food truck deliveries is once per week and wood deliveries are every 8-12 weeks and that ATC is consolidating deliveries where possible to reduce the impact in the neighborhood. Mr. Rand also identified the Certificate of Accreditation for the NJ Women's home dated 2/26/2025, exhibit A-89. The accreditation does not limit the capacity for the women's home, but Mr. Rand stated the maximum would be 6 women and two staff. The Accreditation is from Adult and Teen Challenge USA and is good for three years.

Ms. Hirsch stated this is included in the total of 67 residents, 20 staff, of which 10 are onsite and 10 are commuters, and a maximum of 15 family members allowed to visit the site on Sundays.

Ms. SantaMaria questioned that the Accreditation describes the Women's home as a long term Christian discipleship residential ministry and there is no reference to a drug and alcohol treatment facility, to which Mr. Rand agreed.

Public Questions:

James Valanzola, of Stanton Mountain Rd, asked if Mr. Rand could provide any assurance to the board that ATC will seek permission for any changes. The witness answered ATC would come before the Board to seek permission to have the Resolution modified. Ms. Hirsch stated ATC would have the conditions of the resolution recorded in the restrictive covenant of the deed. Mr. Drill and Chairman McTiernan stated this was a good idea.

The Board took a straw pole that they were only concerned about the total number of people on site, not the breakdown of men and women. This would result in 87 people total, 77 living onsite, plus up to 15 visitors on Sundays. All board members agreed.

Mr. Valanzola asked how would the Zoning Officer know if the numbers are exceeded? Mr. Drill offered that the Zoning Officer could do unannounced visits to the property to spot check the numbers, to which Mr. Rand agreed.

Mr. Valanzola was sworn in by Mr. Drill. Mr. Ryan asked Mr. Valanzola about the reason for his questioning, stating he is concerned with mitigating the potential risk of not adhering to the resolution. Mr. Valanzola agreed.

Steven Bleu, a volunteer at Evangel Church, asked if the volunteers at ATC are to be included in the 10 commuter staff. Mr. Drill answered yes.

Ms. Hirsch entered three exhibits obtained through an OPRA request to the Township Clerk:

A-90 Zoning Permit ZP-19-0221 Repair of Dorms 2019
A-91 Zoning Permit ZP-18-0217 Propane Tank 2018
A-92 Zoning Permit ZP-16-0109 Tank for Heating System 2016

Ms. SantaMaria requested to dismiss ex. A-91 as it was not signed. Mr. Drill made a request to Ms. Hirsch to submit a copy of the OPRA request along with the response from the Township Clerk.

Ms. SantaMaria also stated that the Proposed Use field was not filled in for Ex. A-90, A-91 and A-92.

RECESS 7:55 – 8:00 pm

Ms. Hirsch introduced Thomas Stearns as the new Planner for the Applicant. She shared an outline of his testimony with the Board members so they could follow along.

Mr. Stearns and Mr. Behrens were both sworn in by Mr. Drill. Mr. Stearns qualified himself before the Board and the Board accepted.

Mr. Stearns explained that he was retained four weeks prior and that he has read all prior transcripts and documentation included in the application. He said he visited the ATC site on Thursday March 26, 2026.

Chair McTiernan asked if his role with ATC is only as a reviewer of documents. Mr. Stearns agreed. Ms. Hirsch stated their prior planner hired in 2023 was no longer able to continue in that capacity. Ms. Hirsch explained that Mr. Stearns is here to explain why the positive and negative criteria and other legal requirements for the Use Variance have been made based on the record to date. He is going to recap prior testimony, providing transcript date and page.

Mr. Stearns summarized previous testimony describing the ATC program. He then provided references to previous testimony on the number of residents and staff of ATC and visitors.

He next reviewed prior testimony regarding the educational, spiritual and vocational programs at ATC, including the woodshop. The board asked questions about the woodshop size, profit from the cutting boards and whether or not it would be considered a commercial or noncommercial operation. Mr. Stearns said his personal opinion was that it was not a commercial operation.

Mr. Stearns then began reviewing testimony regarding existing site improvements, vehicles, and the proposed improvements. It was determined Mr. Stearns did not have the last revised 12/4/2025 plans and he would obtain and review them in the future.

RECESS 9:12 – 9:16 pm

Mr. Stearns introduced Exhibit A-93 NJ GeoWeb Map 2020 Aerial showing the surrounding area and land uses. There was discussion regarding allowing activities within 400' of adjacent properties. Mr. Behrens asked how Mr. Stearns would describe Stanton Mountain Road. Mr. Stearns said he would use Ms. Dolan's description: rural residential, low volume, low speed, level of service A, approximately 20' wide, and paved.

Mr. Stearns provided a zoning summary of the history of applicable Zoning districts, the RC zone characteristics, township code 165-134 permitted principal uses, 165-136 conditional uses for the ATC property, and 165-133 conditional use standards for residential camps and conference centers.

This hearing was continued to April 27, 2026, with no need for further notice.

ADJOURNMENT

All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:08pm.

Respectfully submitted,



Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on April 27, 2026.