CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

April 27, 2026 - 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 April 27, 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, Grantham, Naylor, Pfeffer, McTiernan

Chairman McTiernan introduced Alison Grantham as the new Board of Adjustment Alternate 1 member. Dick Farrell will be Alternate 2 for the Board of Adjustment but was unable to attend this meeting. It was noted by Mr. Drill that Ms. Grantham was given the Oath of Office prior to the meeting.

MEMBERS ABSENT
Farrell, Ferrara, Ryan, Stevens

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

April 13, 2026, Special Meeting Minutes

Mr. Pfeffer recommended a minor edit.

Mr. Pfeffer moved, and Mr. Naylor seconded the motion to approve the minutes. All members present and eligible to vote on the minutes voted 'yes'. Minutes approved.

APPROVAL OF 2026 RULES AND REGULATIONS - AMENDED

Section 3:1-8 Publishing Notice was updated to reflect notice changes in effect as of 3/1/2026.

Mr. Pfeffer moved, and Mr. Naylor seconded the motion to adopt the amended 2026 Rules and Regulations. All members present and eligible voted 'yes'.

RESOLUTIONS FOR CONSIDERATION - NONE

REQUEST FOR EXTENSION OF TIME

APPLICATION NO. BOA 2024-03
RESOLUTION NO. 2024-09
Clinton Agricultural Associates, LLC
Block 14 Lots 6 and 7

Steven Gruenberg, applicant's attorney, requested an extension of time in which to meet Condition No. C1 of the above-mentioned Resolution No. 2024-09, which requires the applicant to revise the site plans by September 24, 2025. The applicant is requesting to extend the time to revise the site plans to December 31, 2026.

Mr. Gruenberg explained they are waiting on a response for their NJDOT Major Access Permit application. Christopher Nusser, the applicant's engineer, explained he reached out to NJDOT, who indicated they would be receiving a response shortly.

Mr. Pfeffer moved, seconded by Mr. McTiernan, to grant the extension request to modify Condition No. C1 of Resolution No. 2024-09 to 12/31/2026. Ms. Grantham abstained. All other Board members present voted yes. The extension was granted.

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.

Kara Kaczynski, attorney for the applicant, introduced the following witnesses on behalf of the applicant: Robert Benedetto, engineer; Daniel Zenetto, architect; Nate Mosely, traffic engineer; and Jim Kyle, planner. All witnesses were previously sworn in.

Mr. Benedetto explained the changes made to the engineering drawings last revised 3/31/2026 and introduced "Goodwill Site Plan" as Exhibit A-6. Updates included swing gates, reduced impervious coverage and bollards added outside the building. Knox boxes will be added to the gates for emergency access.

Mr. Zanetto presented rendering R-1 dated 2/6/26. Changes to the exterior design include a pitched asphalt roof, clapboard siding with a brick base, and white trim. Sheets A-200 and A-201 show interior changes. The clear span will have a metal truss to support the roof and there will be a wall mounted mechanical unit in the back with a mini-split system. The current sign will be replaced with a larger free-standing sign in the same location. Mr. Zanetto stated the plans conform to all the design standards for code 165-75L the Highway Corridor district.

Mr. Mosely summarized the results of the traffic report revised 4/15/26 as well as the results of an OPRA request for accident reports in the area over the past 5 years. Mr. Drill requested a copy of the OPRA requests that were submitted to the township and DOT.

Mr. Pfeffer inquired if traffic queueing would occur during peak donation times. i.e. the days preceding Christmas. Mr. Drill swore in Mark Boyd, President and CEO of the applicant. Mr. Boyd said the busiest donation periods are in the spring and fall, but there are no particular days that are highest traffic.

Public Questions:

Darlene Manchen, Clinton Twp, asked Mr. Mosely if he looked at the traffic impact for Main Street in Lebanon Borough. The witness said yes they had looked at the worst-case scenario and it would not cause a major impact.

Mr. Kyle summarized the relief requested, specifically the D(1) use variance for a distribution center and the bulk variances required in the C-ROM district. There was discussion on whether the township distribution center or warehouse definition was more applicable.

Ms. Grantham left the meeting at 8:25 pm.

RECESS 8:25-8:33 pm for Attorney Client privileged advice

The applicant continued the hearing to June 22, 2026, with no need for further notice. An extension of time for the Board to act was granted to August 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 explained the relevancy of the zoning permits introduced at prior hearings. Mr. Drill swore in Candace DeJianne, the Board of Adjustment and Planning Board Secretary and the Deputy Zoning Officer. Previously submitted Exhibit. A-91 Zoning Permit ZP-18-0217 Propane Tank 2018 was not signed.

Ms. SantaMaria stated her objection as all the zoning permits provided show Use as "None" and do not satisfy the purpose of the zoning permits.

Ms. DeJianne stated the zoning application was marked as approved in the township's (SDL) system.

Ms. SantaMaria withdrew her objection to the zoning permit's admissibility but not to her objection to the zoning permits' relevancy. Ms. SantaMaria entered exhibit O-4, the 10/29/2025 OPRA request with Response receipt.

Ms. Hirsh stated that Mr. Rand would be brought in again for a future hearing to answer additional Board questions.

Tom Stearns, planner for the applicant, relayed prior transcripts referring to the number of Clinton Township residents served by ATC. It was determined that Mr. Drill's prior question whether all religious denominations are accepted into the ATC program would be answered by Mr. Rand when he appears before the Board. Mr. Behrens stated that the use must be determined to be an inherently beneficial use.

Mr. Stearns stated he reviewed the site plans last revised 12/4/2025 sheet 3-A (Ex. A-86) and explained the proposed improvements based on that sheet. It was noted that pages 17-19 of the 12/15/25 transcription have an error attributing comments to Mr. Drill that should be attributed to Mr. Schreck.

Mr. Stearns introduced Exhibit A-94 NJ GeoWeb Map, 2020 aerial last revised 4/20/26, showing additional detail of distances from main buildings on the ATC site to the neighboring lots on the other side of Stanton Mountain Road. Ms. Hirsch stated there will be no activities in the front yard other than yard maintenance.

Mr. Stearns described the landscape screen shown on TC-7 Land Development Plan – Proposed Landscaping, last revised 11/17/2023. It was noted that the plans were not yet revised to accommodate the changes required in the Landscape review letter from Mr. Mazzucco.

RECESS 9:30 – 9:34 pm

This hearing was continued to May 18, 2026, with no need for further notice. An extension of time for the Board to act was granted to August 31, 2026.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 9:36pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on May 18, 2026.