CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

May 18, 2026 - 7:00PM

CALL TO ORDER AND PUBLIC NOTICE

Chairman McTiernan read the following call to order and public notice at 7:02pm:

> This is the May 18, 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, Farrell, Ferrara, Grantham, Naylor, Ryan, Stevens, Pfeffer, McTiernan

It was noted by Mr. Drill that Mr. Farrell was given the Oath of Office prior to the meeting. Chairman McTiernan introduced Richard Farrell as the new Board of Adjustment Alternate 2 member.

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

April 27, 2026, Regular Meeting Minutes

Mr. Bayly 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.

RESOLUTIONS FOR CONSIDERATION - NONE

PUBLIC HEARINGS

APPLICATION NO. BOA 2024-04
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.

Mr. Drill read a letter from Mr. Gruenberg, the applicant's attorney, requesting an adjournment to the next available meeting as there are only six available board members to vote. The new board members were requested to review the application and listen to the audio from the prior hearing.

This hearing was continued to July 27, 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.

Mr. Schrek requested a Planner Report prior to the Planner's next presentation. Ms. Hirsch said they could possibly create one after tonight.

Ms. Hirsch introduced Joe Rand on behalf of the applicant to provide answers to prior questions asked by the Board. Mr. Rand answered the Board's questions relating to the religious denominations of those allowed to enter the Teen Challenge Program. Chairman McTiernan requested that Mr. Rand provide a

statistic for the number of graduates that are not religious or have different religious beliefs and the total number of graduates. Mr. Rand said he would provide those numbers. Mr. Rand stated that the program will not turn away applicants for their religious beliefs, but they can be turned away for other reasons.

Mr. Rand stated Teen Challenge went from a 12-15 month program to a 10-12 month program on April 14, 2023, retroactive to January 1, 2023.

Ms. SantaMaria read into the record the instances where the program was referred to as a 12-15 month program. She introduced Exhibit O-5 showing a page time stamped on 4/27/2026 at 4:25 pm, printed by Ms. SantaMaria from the Adult & Teen Challenge website (https://teenchallengeusa.org/centers/tcnj/101/) showing the same.

Ms. Hirsch introduced Exhibit A-95 (website: tcnewengland.org/new-jersey-mens-center/) discussing the facility and length of the ATC program in Lebanon, NJ as 10-12 months.

The Board asked Mr. Rand if he could provide data relating to the post-graduation success rate for this location of ATC.

Mr. Drill noted that Ms. Hirsch submitted 4 documents to the Board in a letter dated April 28, 2026. One was a study from the Journal of Religion and Health by Brian J. and Melissa E. Grimm published on July 29, 2019. The paper referred to several surveys done by ATC regarding post-graduation data. Ms. Hirsch said she would look into those surveys for the Board. She will also try to get graduation statistics for 2024 and 2025. Mr. Rand stated his post-graduation data is relational from direct contact with the graduates, not a specific survey or study. Ms. Hirsch said she would get in touch with Pastor Kiley and have him relay his experience with success rates of graduates.

Ms. SantaMaria asked Mr. Rand to clarify that ATC NJ does not specifically track post-graduation data. There is only an exit planning worksheet.

QUESTIONS FROM THE PUBLIC:

Richard Reynolds, Clinton Twp, asked the witness about the types and frequency of statistics ATC does keep.

James Valanzola, Clinton Twp, asked about the criteria for graduation and if the 12 month duration can be extended.

RECESS 8:36 – 8:42 pm

Ms. Hirsch introduced Mr. Stearns as the Planner for the applicant who continued to be under oath. Mr. Stearns presented a reference defining "Christian Ministry".

Ms. Hirsch said the vocational woodshop use is a component of the basic ATC use. Mr. Stearns stated the total size of the woodshop use is 1,644sf, which includes garages 3 and 4 and ¼ of the pole barn for storage. This is 7% of the overall floor area of the total site. ATC produces approximately 240 boards per week, 13,000 per year and are sold for $120-$150 each. About 50% are sold retail and the other 50% wholesale.

Per Mr. Rand's prior testimony, income from the board sales is $355,000 per year, which is approximately 23% of ATC's $1,498,00 budget.

Mr. Stearns summarized in a 4/24/26 memo that rehabilitation centers customarily include a vocational component to promote skills and prevent relapse.

Mr. Drill and Mr. Behrens discussed the definitions of manufacturing use and light manufacturing use. There were also discussions on accessory uses.

Mr. Stearns continued that, in the context of the ATC program, the woodshop does not function independently of the rehabilitation program, and that it is subordinate and incidental to the principal use. There is one truck delivery every 8-12 weeks and no noise complaints have been received per an 4/22/24 OPRA response.

Mr. Drill stated that if the woodshop is deemed an accessory use by the Board, ATC would have to amend the application to add a D(1) use variance for ordinance 165-135 Permitted Accessory Uses in the RC zone.

Mr. Behrens asked if ATC could exist without the woodshop use. Ms. Hirsch said the income component for ATC would mean they would need to fill the funding gap in another way. Mr. Drill asked if the other vocational training at the ATC site generates income. Ms. Hirsch said no. Mr. Drill said that ATC must prove that the revenue-generating use is inherently beneficial to the primary use.

Mr. Behrens asked how the vocational training leads to future jobs and what is the effectiveness of the training. Mr. Schrek recalled that ATC earlier testified that the organized structure teaches them discipline.

Mr. Pfeffer discussed allowed home occupations in the RC zone ord. 165-135(I). Mr. Drill said ATC will have to prove that the woodshop is inherently beneficial if not an accessory use.

Ms. Ferrara asked when the ATC program is at full capacity, would the woodcutting program be expanded.

The Board stated their concern is the negative impacts of the board manufacturing in a restricted residential zone and that it acts more like a business.

This hearing was continued to June 22, 2026, with no need for further notice. An extension of time for the Board to act was granted to October 31, 2026.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:12pm.

Respectfully submitted,



Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on June 22, 2026.