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

June 22, 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 June 22, 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, Stevens, Pfeffer, McTiernan

MEMBERS ABSENT
Ryan

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

May 18, 2026, Regular Meeting Minutes

Ms. Stevens moved, and Mr. Farrell 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

REQUEST FOR EXTENSION OF TIME

APPLICATION NO. BOA 2016-01

Resolution No. 2024-06
American Baptist Churches of New Jersey
Block 3/Lot 13, Block 4/Lot 21

The applicant is seeking a further extension of time for Condition #9, to secure various permits and approvals, complete construction, and obtain a Certificate of Occupancy for the new building. The deadline was June 18, 2026. The applicant has requested an extension of two years to June 18, 2028.

Robert Boak, the applicant's attorney, introduced Michael Jackson on behalf of the applicant. Mr. Jackson was sworn in by Mr. Drill. Mr. Jackson explained the plan approvals and permitting have been extremely time-consuming. They are awaiting NJDEP approval for the fire suppression system, after which they can connect to the public water system.

Mr. Pfeffer moved, seconded by Ms. Stevens, to grant the extension request to the above applicant to June 18, 2028. All Board members present and eligible voted yes. The extension was granted.

PUBLIC HEARINGS

APPLICATION NO. BOA 2025-01
Cahillane-Kowalczyk Residential Variance
35 Hibbler Road – Block 91 Lot 2

The applicant is seeking a 'D(1)' use and 'C' bulk variance relief in order to construct the addition of a covered porch to the existing principle structure, along with an addition to the existing garage in the RR4 Zone.

Kara Kaczynski, attorney for the applicant, said she will not be presenting tonight as she wished to address the items from the Board professionals' reports before coming before the Board. She went on to clarify the application. Mr. Drill requested she submit a list of proposed conditions.

This hearing was continued to August 24, 2026, with no need for further notice. An extension of time for the Board to act was granted to October 31, 2026.

RECESS 7:26 – 7:42 pm

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, explained that Elizabeth McManus will be testifying from the beginning as the planner on behalf of the applicant since Jim Kyle was unable to finish his testimony. Ms. McManus was sworn in by Mr. Drill.

Ms. McManus detailed the variance relief being requested, including the positive and negative criteria for the D(1) Use variance.

RECESS 8:26 – 8:37 pm

Conditions were discussed, truck size and frequency, unauthorized drop-offs, number of employees, creation of a Safety Plan and deed restrictions.

QUESTIONS FROM THE PUBLIC:

Patricia Rockman, Clinton Twp, asked the witness about her awareness of other donation centers and thrift stores in the area.

PUBLIC SWORN TESTIMONY:

Patricia Rockman, Clinton Twp, was sworn in by Mr. Drill. She stated there were a number of thrift stores in the area that are dependent upon donations in order to raise funds for local charities.

Mr. Pfeffer moved, and Ms. Ferrara seconded the motion to approve Application No. 2024-10 subject to conditions. All Board members present and eligible at the meeting voted 'yes'. The application 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.

Guliet Hirsch, applicant's attorney, sent a letter to the Board requesting the hearing be adjourned and carried to the July 27, 2026, Board of Adjustment meeting.

This hearing was continued to July 27, 2026, with no need for further notice. The time for the Board to act is October 31, 2026.

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

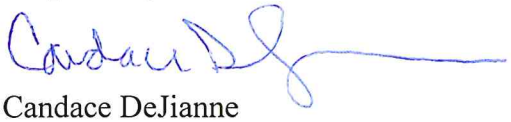
Request for Interpretation pursuant to N.J.S.A. 40:55D-70(b): A drug and alcohol rehabilitation center is not listed as a permitted principal use under ordinance section 165-134 or a conditional use under ordinance

section 165-36, therefore, the proposed use is a prohibited use in accordance with ordinance section 165-93(a).

The hearing will not commence until the Adult & Teen Challenge application is completed.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:23pm.

Respectfully submitted,



Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on July 27, 2026.