CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

July 27, 2026 - 7:00PM

CALL TO ORDER AND PUBLIC NOTICE

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

> This is the July 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, Ferrara, Grantham, Naylor, Stevens, Pfeffer

MEMBERS ABSENT
Farrell, McTiernan

PROFESSIONALS/STAFF IN ATTENDANCE
Joseph Tauriello on behalf of Board Attorney Jonathan Drill
Stanley Schrek, Board Engineer
Tom Behrens, Board Planning Expert
Jim Mazzucco, Board Landscape Architect
Candace DeJianne, Board Secretary

MEETING MINUTES FOR APPROVAL

June 22, 2026, Regular Meeting Minutes

Ms. Grantham moved, and Ms. Ferrara 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 - 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.

This hearing was continued to September 28, 2026, with no need for further notice at the request of the applicant. An extension of time for the Board to act was granted to November 30, 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).

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

Guliet Hirsch, applicant's attorney, and Amy SantaMaria, attorney for the objectors, were present at the time of the hearing.

Ms. Hirsch introduced Joe Rand on behalf of the applicant. Mr. Rand addressed the Board's prior questions relating to success rates of the ATC program, cutting board sales, vocational training, and accreditation process asked by the Board.

Introduced Exhibits:

A-96 - (for ID) Adult & Teen Challenge Fact Sheet – undated
A-97 - Memo from J.Rand re graduation rates, 2021-2025, with attachments of A-53, A-54 and A-48
A-98 - Excerpt from A-22, Admissions package cover and p. 6, re: work experience program

Ms. SantaMaria inquired about the timing of the name change from Adult & Teen Challenge New England to Adult & Teen Challenge North East, accreditation fees to Adult & Teen Challenge USA, the vocational training program and distribution of cutting boards for sales.

RECESS 8:30 – 8:35 pm

QUESTIONS FROM THE PUBLIC:

1. James Valenzola, township resident, asked about the specific tools they are trained to use and about training for the women's program.
2. Paricia Rockman, township resident, asked about religious choice and success rates of residents

Ms. Hirsch introduced Tom Stearns, Planner, on behalf of the applicant. Mr. Stearns continued reading from his testimony report relating to positive criteria for the Use variance and Inherently Beneficial Use.

Mr. Naylor had to leave the meeting at 9:02pm.

RECESS

Mr. Sterns continued his testimony about the benefit of faith-based programs for those recovering from substance abuse.

Introduced Exhibits:

A-99 - (for ID) Planning Testimony Report by D. Thomas Stearns, AICP, PP, dated July 15, 2026

A-100 - Original paper published online July 29, 2019, by Brian J. Grim and Melissa E. Grim entitled "Belief, Behavior, and Belonging: How Faith Is Indispensable in Preventing and Recovering from Substance Abuse", Journal of Religion and Health, Vol. 58, pages 1713-1750

This hearing was continued to August 24, 2026, with no need for further notice. The time for the Board to act is October 31, 2026.

ADJOURNMENT

All members eligible and present at the meeting were in favor. The meeting was adjourned at 9:53pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on August 24, 2026.