CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES$_{v2}$

August 24, 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 August 24, 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, Pfeffer, McTiernan

MEMBERS ABSENT
Farrell, 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

July 27, 2026, Regular Meeting Minutes

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.

RESOLUTIONS FOR CONSIDERATION - NONE

REQUEST FOR EXTENSION OF TIME - NONE

PUBLIC HEARINGS

APPLICATION NO. BOA 2026-01
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 principal structure, along with an addition to the existing garage.

Kara Kaczinski, applicant's attorney, was present at the time of the hearing. The applicants James Cahillane and Danice Kowalczyk, along with Michael Margolies, architect, Michael Medea, landscape architect, and Jim Kyle, planner, were sworn in by Mr. Drill.

Mr. Cahillane and Ms. Kowalczyk explained the proposed addition to the garage is for a home office for when he works remotely. There is no space in the principal dwelling for the home office, which was built in the early 1900's.

Mr. Margolies qualified himself before the Board. He explained the conditions of the property that determined the locations of the proposed additions, including septic in the front yard setback area. The proposed new septic system has already been approved by the County Health Department.

There are two pre-existing, non-conforming variances for the garage, as it is located both in the side yard and front yard setback areas. The addition to the garage does not exacerbate these variances. The covered porch will be built over an existing patio of the principal dwelling. Although this is a preexisting bulk variance, the porch will further encroach into the rear yard setback area.

It was determined that a prior zoning permit for the studio in the garage (ZP-13-0030) conditioned that the space not be used as separate living quarters or be leased out. This would be an ongoing condition if approved.

Mr. Schrek asked the applicant to submit plans to the Hunterdon County Soil Conservation District with Landscaping for a review or a letter of no interest.

RECESS 750 pm – 7:55 pm

Mr. Kyle qualified himself before the Board and introduced Exhibit A-1 "2025 Aerial Photo and Tax Parcel Basemap, Block 91, Lot 2 – 35 Hibbler Road, Clinton Township, Hunterdon County, NJ" showing the property and the surrounding area.

The D(1) use variance does not further encroach into setbacks. There will be no client visitation and no employees, requiring no additional parking. The garage addition complies with all other accessory structure requirements. It is not visible from Hibbler Road and has good buffering with neighboring properties and therefore limited impact on neighboring properties. The accessory use is not contrary to the Township Master Plan goals or requirements.

C(2) variance relief was requested for the rear porch addition to the principal building (preexisting) in the rear yard setback which will further encroach not the rear yard setback area. No other location was deemed suitable due to the nature of the property. There is no substantial impact to neighboring properties.

C(1) hardship variance for the accessory garage structure in the rear and front yard setback areas are preexisting non-conforming issues. There is another C(1) hardship variance for the proposed septic, which must be located in the front yard setback area due to sloping issues and the need for it to be 100' from the well.

It was recommended by Mr. Schrek that the existing gravel driveway should have a paved apron as it enters onto a paved roadway per Ordinance No. 112-15. The owners stated they would like to keep the gravel to maintain the historic features of the property. The Board determined the paved apron was not necessary as they are not constructing or altering the driveway. The driveway ordinance language was deemed ambiguous and was referred to Township Council for clarification.

The were no questions from the public.

Mr. McTiernan moved, and Mr. Pfeffer seconded the motion to approve the residential variance application. All Board members present and eligible voted yes. The variance relief was granted.

RECESS 8:35 pm – 8:40 pm

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.

Mr. Mazzucco left the meeting during the recess at the request of the applicant.

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

Ms. Hirsch introduced Tom Stearns, Planner, on behalf of the applicant. Mr. Stearns answered questions from prior meetings that were asked by the Board relating to the sources for Exhibit 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).

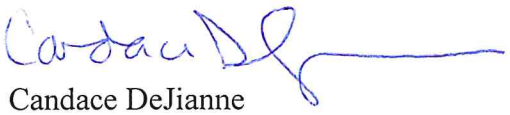
Mr. Stearns then continued reading from his testimony report relating to positive criteria for the Use variance and Inherently Beneficial Use.

This hearing was continued to September 28, 2026, and October 26, 2026, with no need for further notice. Ms. Hirsch extended the time for the Board to act to December 31, 2026.

Mr. Drill recommended that once the applicant's last witness has concluded, the Objector will cross-examine. After that, the Board can ask questions and then the public will be invited to ask questions.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:00pm.

Respectfully submitted,



Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on September 28, 2026.