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

**September 28, 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 September 28, 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, McTiernan

MEMBERS ABSENT
Farrell

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

MEETING MINUTES FOR APPROVAL

August 24, 2026, Regular Meeting Minutes

Mr. Naylor 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

RECESS 7:07 pm – 7:10 pm

Ms. Grantham entered the meeting at 7:09pm.

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 and two 'C(1)' variances to permit the construction of a two-story single-family dwelling in the HC Zone. This is a continuation of the hearing, which commenced on November 24, 2025.

Steve Gruenberg, applicant's attorney, and Chris Nusser, applicant's engineer, were present at the time of the hearing.

Mr. Gruenberg reviewed the relief they are requesting. He introduced Exhibit A-5: Hunterdon County Deed Book 789, pages 619-621, indicating an access easement to State Route 31.

The Board asked the Board Planner to verify the current zoning district for the property. Ms. Fahey was sworn in by Mr. Drill. She stated the review report from Tom Behrens shows the property is in the HC Highway Commercial zone. Mr. Nusser read the allowed uses listed in the HC district ordinance.

Mr. Schrek and Mr. Mazzucco were previously sworn at the prior hearing session. Mr. Schrek stated the commercial septic approval would require involvement of the NJ DEP and that approvals for residential septic are easier to obtain. Mr. Mazzucco said the location of the proposed septic would need to be changed in order to avoid tree removal. The applicant agreed to move the septic and create a landscaping plan.

Public Questions and Comments:
John Clark, owner of a neighboring property, questioned the applicant, Mr. Meurer who was sworn in by Mr. Drill.

Ms. Grantham moved, and Ms. Ferrara seconded the motion to approve the variance application with conditions. Four Board members were in favor (Bayly, Ferrara, Grantham, Pfeffer) and three were against (Naylor, Stevens, McTiernan). Five 'yes' votes are required for a Use variance. The motion failed therefore the variance relief was denied.

RECESS 8:07 pm – 8:11 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 continued to read from his planning testimony report dated July 15, 2026, relating to positive criteria including particular suitability and special reasons.

Mr. Stearns then reviewed the negative criteria. He introduced Exhibit A-101 – "Land Development Conceptual Subdivision" by T. Bayer dated 4/8/26, showing an As of Right, 6-unit subdivision concept to compare ATC traffic impacts versus residential use. He concluded the Use variance would not result in substantial detriment to public good and that it will not substantially impair the intent and purpose of the township's Master Plan or zoning ordinance.

Ms. Grantham left the meeting at 9:56pm.

RECESS 9:56pm – 10:00pm

Mr. Stearns utilized the SICA balancing test by weighing the positive and negative criteria stating there are no significant detriments to the public good, and the objection is about perceived fear. The plan complies with bulk requirements. The applicant has agreed to several conditions to counter the minor detrimental impacts. He concluded that the grant of the Use variance will not substantially impair the intent and purpose of the Master Plan and the zoning ordinance.

He stated that the grant of this use variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance. He determined the use proposed is not listed as a permitted use in a residential zone but is not substantially different than the conditional uses allowed in the RC zone. Low density, efficient use of land, minor improvements are proposed and meets the overall purpose of the RC zone, but believes

the proposed use meets the enhanced proof of Medici. He believes that it was an oversight by the Township that the proposed use was not included.

Mr. Stearns finished his testimony. Ms. Hirsch stated that Mr. Stearns is the applicant's last witness, but she reserves the right for rebuttal.

Mr. Drill recommended that once the Objector has completed their cross-examination of the witness, the public will be invited to ask questions. Then, the Board will question the witness. After that the Objector will offer their witness.

This hearing was continued to October 26, 2026, November 23, 2026, and December 14, 2026, with no need for further notice. Ms. Hirsch extended the time for the Board to act to March 31, 2027.

ADJOURNMENT
All members eligible and present at the meeting were in favor. The meeting was adjourned at 10:42pm.

Respectfully submitted,

Candace DeJianne
Board of Adjustment Secretary

These meeting minutes were approved on October 26, 2026.