

*(The following matters were known at agenda deadline.  
Other matters may arise thereafter that need timely consideration or action.)*

## CLINTON TOWNSHIP BOARD OF ADJUSTMENT

[www.clintontwpnj.gov](http://www.clintontwpnj.gov)

**July 24, 2023**

### **IN-PERSON MEETING AGENDA**

**Clinton Township Public Safety Building  
1370 Route 31 North – 3<sup>rd</sup> Floor**

**7:00PM**

**Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/uclthxy1mkp9mwot09f747i717y8d8ij>**

#### **A. CALL TO ORDER**

#### **B. FLAG SALUTE**

#### **C. PUBLIC NOTICE**

This is the July 24, 2023 in-person Public Meeting of the Zoning Board 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 County Democrat, and the notice of and agenda for this meeting was posted on the Township website, the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

#### **D. ROLL CALL**

Bayly  Kiefer  Lyte  McTiernan  Naylor  Pfeffer  Rohrbach  Ryan  Stevens

#### **E. NEW BUSINESS**

1) Review of Vouchers

#### **F. MEETING MINUTES**

1) Meeting Minutes – November 28, 2022

Eligible Members: Kiefer, McTiernan, Rohrbach, Stevens

## **G. RESOLUTIONS**

None.

## **H. REQUEST FOR EXTENSION OF TIME**

### 1) BOLTON CONSTRUCTION, LLC

79 Beaver Avenue

Block 59, Lot 3

Application No. BOA-2021-05

Applicant is seeking a Modification of Condition No. 9 of Resolution 2021-06 to obtain an Extension of the Time within which to obtain a construction permit.

*This request is carried from June 26, 2023 as the applicant's Attorney was not in attendance.*

## **I. PUBLIC HEARINGS**

### 1) LANDOWNER MARKETING, LLC

1755 Route31

Block 68, Lot 9.02

Application No. 2022-10

Applicant is seeking a bifurcated D(1) Use Variance for Self-Storage Use, D(4) FAR Variance and D(6) Height Variance.

*This application was continued from March 27, 2022 and carried from April 24, 2023 with new notice and now continued from May 22, 2023.*

### 2) TEEN CHALLENGE OF NEW JERSEY

245 Stanton Mountain Road

Block 19, Lot 32

Application No. BOA-2022-12

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.

*This application is continued from June 26, 2023.*

## **J. INTERPRETATION REQUEST**

### 1) JULIA HERR

149 Stanton Mountain Road

Application No. BOA-2023-06

SUBJECT PROPERTY - 245 Stanton Mountain Road (Teen Challenge of NJ)  
Request for Interpretation of the following 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 is a Prohibited Use in accordance with Ordinance Section 165-93(a).

## **K. COMMUNICATIONS**

- 1) Letter dated March 20, 2023 prepared by Kara Kaczynski re: Bolton Construction.
- 2) Email dated February 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Landowner Marketing, LLC.
- 3) Completeness Report dated February 7, 2023 from Larry Plevier, PE, CME, Board Engineering Expert re: Landowner Marketing, LLC.
- 4) Email dated February 22, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Landowner Marketing, LLC.
- 5) Memo dated February 24, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 6) Letter dated February 23, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Landowner Marketing, LLC.
- 7) Supplemental Memo dated July 20, 2023 prepared by Tom Behrens, Board Planning Expert re: Landowner Marketing, LLC.
- 8) Memo dated November 1, 2021 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 9) Letter dated June 7, 2023 prepared by Matt Mulhall, Board Geology and Geotechnical Expert re: Teen Challenge of NJ.
- 10) Email dated June 20, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Teen Challenge of NJ.
- 11) Letter dated June 19, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Teen Challenge of NJ.
- 12) Completeness Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 13) Technical Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 14) Memo dated June 23, 2023 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 15) Report dated June 23, 2023 prepared by Jason Harkins, Board Lighting Expert re: Teen Challenge of NJ.
- 16) Supplemental Memo dated July 20, 2023 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 17) Notice of Appearance Letter dated July 14, 2023 prepared by Amee S. Farrell, Esq., re: opposition to the Teen Challenge application.

## **I. ADJOURNMENT**