

*(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

October 23, 2023

IN-PERSON MEETING AGENDA

**Clinton Township Public Safety Building
1370 Route 31 North – 3rd 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/hflii7lvhakeftgx3hx14ny4lsvpug8>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the October 23, 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

None

G. RESOLUTIONS

- 1) **BEAVER AVENUE DEVELOPMENT, 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.

H. REQUEST FOR EXTENSION OF TIME

- 1) **CLINTON AGRICULTURAL ASSOCIATES**
Block 14, Lots 6 & 7
Application No. BOA-2020-07
Applicant is seeking a Modification of Condition D.1 of Resolution No. 2021-09, which required an application for Preliminary & Final Site Plan application to be filed with the Board by January 24, 2023. The applicant is requesting an Extension of the time within which to file said application(s) which are presently being prepared for submission and are expected to be filed shortly.

I. PUBLIC HEARINGS

- 1) **CARMEN T. CARUSO**
Block 13, Lot 26.04
35 Haytown Road
Application No. BOA-2023-05
Applicant is seeking “c” variance relief to replace the prior 3-bedroom dwelling that was destroyed by fire with a new 3-bedroom single-family dwelling utilizing the same foundation.
This application is continued from September 25, 2023
- 2) **EUSILIO DIPACE**
65 Deer Hill Road
Block 3.01, Lot 7
Application No. BOA-2023-03
Applicant is seeking variance relief from 112-4D for the driveway being less than a minimum of ten feet (10’) from the adjacent property line at 0.1 feet.
- 3) **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, July 24, 2023 and September 25, 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) Memo dated August 24, 2023 prepared by Tom Behrens, Board Planning Expert re: Caruso.
- 2) Letter dated August 1, 2023 prepared by Steven P. Gruenberg, Esq. re: Clinton Agricultural Associates.
- 3) Memo dated November 1, 2021 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 4) Letter dated June 7, 2023 prepared by Matt Mulhall, Board Geology and Geotechnical Expert re: Teen Challenge of NJ.
- 5) Email dated June 20, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Teen Challenge of NJ.
- 6) Letter dated October 20, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Teen Challenge of NJ.
- 7) Completeness Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 8) Technical Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 9) Memo dated June 23, 2023 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 10) Report dated June 23, 2023 prepared by Jason Harkins, Board Lighting Expert re: Teen Challenge of NJ.
- 11) Supplemental Memo dated July 20, 2023 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 12) Notice of Appearance Letter dated July 14, 2023 prepared by Ameer S. Farrell, Esq., re: opposition to the Teen Challenge application.

I. ADJOURNMENT