

*(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

November 27, 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 November 27, 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) Resolution No. 2023-03 memorializing grant of bifurcated “d(1)” Use and “d(4)” FAR variances to Landowner Marketing, LLC, Application BOA-2022-10, to allow self-storage use on property situated in the C-1 zone designated on the Township tax map as Block 68, Lot 9.02, having an address of 1755 Route 31 South

H. REQUEST FOR EXTENSION OF TIME

1) CLINTON AGRICULTURAL ASSOCIATES

Block 14, Lots 6 & 7

Application No. BOA-2020-07

The 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.

This application is continued from October 23, 2023.

I. PUBLIC HEARINGS

1) TEEN CHALLENGE OF NEW JERSEY

245 Stanton Mountain Road

Block 19, Lot 32

Application No. BOA-2022-12

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.

This application is continued from June 26, 2023, July 24, 2023, September 25, 2023, and October 23, 2023.

J. INTERPRETATION REQUEST

None

K. COMMUNICATIONS

- 1) Letter dated August 1, 2023 prepared by Steven P. Gruenberg, Esq. re: Clinton Agricultural Associates.
- 2) Traffic Impact Analysis prepared by Dolan & Dean, Engineering re: Teen Challenge Expansion.
- 3) Site Plan dated March 17, 2023 prepared by Theodore H. Bayer re: Teen Challenge
- 4) Response Letter dated November 17, 2023 prepared by Theodore H. Bayer re: Teen Challenge.
- 5) Master Plan prepared by Dennis Kowal, Architect re: Teen Challenge.
- 6) Site Map & Building Plans prepared by Dennis Kowal, Architect re: Teen Challenge.

I. ADJOURNMENT