

**CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ANNUAL REORGANIZATION MEETING**

**MEETING AGENDA**

**JANUARY 22, 2024**

**7:00PM**

**VIRTUAL & IN-PERSON PUBLIC MEETING AT:  
THE CLINTON TOWNSHIP PUBLIC SAFETY BUILDING  
1370 Route 31 North – 3<sup>rd</sup> Floor Council Chambers  
Annandale, NJ 08801**

**Access to documents pertaining to this meeting are accessible via the following Box Account link:**  
<https://app.box.com/s/cr493dsxlc2350b7tck1vjfb7usr4ka1>

**This meeting can be accessed virtually via the following Microsoft Teams Account link:**  
[Click here to join the meeting](#) **Meeting Code:** 266 104 048 539 **Passcode:** qk9E8a

Individuals lacking the resources or know-how for technological access to the documents should contact the Board Secretary, Taylor Gribbin, by telephone at (908) 735-8800 x 217, or by e-mail [tgribbin@clintontwpnj.org](mailto:tgribbin@clintontwpnj.org) for assistance.

**A. CALL TO ORDER AND PUBLIC NOTICE BY BOARD SECRETARY**

This is the January 22, 2024 public meeting of the Zoning 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 County Democrat and the notice of and agenda for this meeting was posted on the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and sent to the Hunterdon County Democrat no later than the Friday prior to the meeting.

**B. FLAG SALUTE**

**C. SWEARING IN OF NEWLY APPOINTED MEMBERS**

- |                          |                            |
|--------------------------|----------------------------|
| 1. David Pfeffer         | Four Year Term             |
| 2. Damion Ryan           | Four Year Term             |
| 3. Craig Naylor (Alt. 2) | Remainder of Two-Year Term |

**D. ROLL CALL**

Bayly  Kiefer  Lyte   McTiernan  Naylor  Pfeffer  Rohrbach  Ryan  Stevens

**E. NOMINATIONS AND ELECTIONS**

**F. APPOINTMENT OF PROFESSIONALS / STAFF / NEWSPAPERS**

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Jonathan Drill, Esq.	Stickel, Koenig, Sullivan & Drill, LLC
2	Conflict Attorney	Jay B. Bohn, Esq.	Schiller & Pittenger, PC
3	Architects	TBD	TBD
4	Engineering Expert	Larry Plevier, PE, CME	Mott MacDonald
5	Traffic Expert	Larry Plevier, PE, CME	Mott MacDonald
6	Lighting Expert	Jason Harkins, LLA, RLA	Mott MacDonald
7	Conflict Engineering Expert	Antoinne Hajjar, PE, PLS, PP, CME, CPWM	Land Solutions Engineering, LLP
8	Planning Experts	Joseph H. Burgis, PP, AICP and Tom Behrens, PP, AICP	Burgis Associates, Inc.
9	Landscape Architect	Jim Mazzucco, LLA	B.W. Bosenberg & Co., Inc.
10	Conflict Landscape Architect	John Morgan Thomas, ASLA	John Morgan Thomas
11	Environmental Expert	Jeffrey K. Keller, PhD	Habitat by Design
12	Geology & Hydrogeology Expert	Matthew J. Mulhall, PG, MS, ME	M2 Associates, Inc.
13	Wireless Communications Expert	Charles A. Hecht, PE	Charles A. Hecht Associates, Inc.
14	Board Stenographer	Jacqueline Klapp, Certified Court Reporter	Jacqueline Klapp
15	Secretary provided by Township	Taylor Gribbin	Township of Clinton
16	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger	New Jersey Advance Media

**G. APPROVAL OF 2024 MEETING CALENDAR**

**H. APPROVAL OF 2024 RULES AND REGULATIONS**

**I. REVIEW OF VOUCHERS**

**J. APPROVAL OF MEETING MINUTES**

## **K. RESOLUTIONS FOR ADOPTION**

### **1. RESOLUTION NO. 2022-09**

**JOSEPH AND MARY JANE VOLTURO**  
**1148 STANTON LEBANON ROAD - BLOCK 16.01, LOT 34.01**  
APPLICATION BOA-2022-04

RESOLUTION MEMORIALIZING THE PARTIAL DENIAL AND PARTIAL APPROVAL OF THE APPLICATION AS FOLLOWS: (1) DENIAL OF "D(1)" USE VARIANCE TO ALLOW TWO (2) PRINCIPAL STRUCTURES ON LOT 34.01; AND (2) GRANT OF RELIEF FROM N.J.S.A. 40:55D-35 AND EXCEPTION REGARDING TREE REPLACEMENT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND ASSOCIATED IMPROVEMENTS ON LOT 34.01

### **2. RESOLUTION NO. 2023-04**

**CLINTON AGRICULTURAL ASSOCIATES**  
1461 ROUTE 22 EAST - BLOCK 14, LOTS 6 & 7  
APPLICATION NO. BOA-2020-07

RESOLUTION MEMORIALIZING MODIFICATION OF CONDITION #1 OF RESOLUTION NO. 2021-09 TO EXTEND THE TIME WITHIN WHICH THE APPLICANT MUST APPLY FOR AND OBTAIN PRELIMINARY AND FINAL SITE PLAN APPROVAL

### **3. RESOLUTION NO. 2024-05**

**ADULT AND TEEN CHALLENGE NEW ENGLAND AND NEW JERSEY, INC.**  
**AND TEEN CHALLENGE OF NEW JERSEY, INC.**  
245 STANTON MOUNTAIN ROAD - BLOCK 19, LOT 32  
APPLICATION BOA-2022-12

RESOLUTION MEMORIALIZING GRANT OF WAIVER OF SITE PLAN APPROVAL TO APPROVE THE INSTALLATION OF TWO (2) GENERATORS AND TWO (2) ABOVE-GROUND PROPANE TANKS SUBJECT TO CONDITIONS

## **L. PUBLIC HEARINGS**

### **1. APPLICATION NO. BOA 2022-02**

**1734 ROUTE 31 LLC. (ST. LUKES)**  
1734 ROUTE 31 – BLOCK 70 LOT 12

APPLICANT IS SEEKING FINAL MAJOR SITE PLAN APPROVAL

### **2. APPLICATION NO. BOA-24-02**

**REGENCY LANDSCAPE, LLC.**  
1741 ROUTE 31 – BLOCK 68 LOT 14

APPLICANT IS SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL & D(3) VARIANCE RELIEF

3. **APPLICATION NO. BOA 2022-12**  
**ADULT AND TEEN CHALLENGE NEW ENGLAND AND NEW JERSEY INC.AND TEEN**  
**CHALLENGE OF NEW JERSEY INC.**  
245 STANTON MOUNTAIN ROAD – BLOCK 19 LOT 32

APPLICANT IS SEEKING WAIVER OF SITE PLAN APPROVAL

M. COMMUNICATIONS

1. Notice of Public Hearing from the Borough of Lebanon dated 01/09/2024.
2. Official State of New Jersey Notice of Intention dated 01/17/2024.

N. ADJOURNMENT