

# CLINTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING

## MEETING AGENDA

March 25, 2024

7:00PM

### 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/z3fm5dfbs0m5fvoyi6fp82jjkpuxyuxn>

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

This is the March 25, 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 Star Ledger 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 and the Star Ledger no later than the Friday prior to the meeting.

### B. FLAG SALUTE

### C. ROLL CALL

Bayly  Kiefer  Lyte  McTiernan  Naylor  Pfeffer  Ryan  Stevens

### D. REVIEW OF VOUCHERS

### E. APPROVAL OF MEETING MINUTES

1. January 22, 2024 – Re-Organization Meeting
2. January 29, 2024 – Special Meeting
3. February 26, 2024 – Regular Meeting

## F. RESOLUTIONS FOR APPROVAL

1. **Resolution No. 2024-01**  
**Regency Landscape, LLC.**  
**1741 Route 31 – B 68 L 14**

RESOLUTION MEMORIALIZING GRANT OF “D(3)” CONDITIONAL USE VARIANCE, “C” BULK VARIANCES, LANDSCAPING EXCEPTIONS AND PRELIMINARY AND FINAL SITE PLAN APPROVAL TO ALLOW A LANDSCAPE CONTRACTOR AND ACCESSORY OUTDOOR STORAGE USE

2. **Resolution No. 2024-02**  
**St. Luke’s Medical Building**  
**1734 Route 31 – B 70 L 12**

RESOLUTION MEMORIALIZING GRANT OF FINAL SITE PLAN APPROVAL TO ALLOW THE CONSTRUCTION OF ST. LUKES MEDICAL OFFICE BUILDING, PARKING LOT AND RELATED IMPROVEMENTS

## G. PUBLIC HEARINGS

1. **Application No. BOA 2022-12**  
**Teen Challenge**  
**245 Stanton Mountain Road – B 19 L 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 application is continued from June 26, 2023, July 24, 2023, September 25, 2023, October 23, 2023, November 27, 2023, December 18, 2023, January 29, 2024, and February 26, 2024.*

## H. ADJOURNMENT