

MINUTES OF CLINTON TOWNSHIP BOARD OF ADJUSTMENT

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IN-PERSON PUBLIC MEETING

DATE: July 22, 2024

Chairman McTiernan called the meeting to order at 7:00 pm.

Chairman McTiernan read the Public Notice.

This is the July 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 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.

MEMBERS IN ATTENDANCE

Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, & Stevens

MEMBERS ABSENT

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PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Joe Tauriello on behalf of Jonathan Drill, Board Attorney
- 2) Larry Plevier, Board Engineer
- 3) Steven Lydon on behalf of Tom Behrens, Board Planning Expert
- 4) Jim Mazzucco, Board Landscape Architect
- 5) Jackie Klapp, Board Stenographer
- 6) Taylor Gribbin, Board Secretary

MEETING MINUTES

Mr. Pfeffer made a motion and Mr. Naylor seconded the approval of the March 25, 2024, regular meeting minutes. All Board members present and eligible to vote (Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, & Stevens) voted yes. Meeting minutes were approved.

Ms. Stevens made a motion and Mr. Pfeffer seconded the motion to approve the May 20, 2024, regular meeting minutes. All Board members present and eligible to vote (Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, & Stevens) voted yes. Meeting minutes were approved.

VOUCHERS

Chairman McTiernan reviewed and approved the July 22, 2024, vouchers.

RESOLUTIONS

**1. RESOLUTION NO. BOA 2024-03
St. Claire Real Estate, LLC (Round Valley Dentistry)
87 Beaver Ave. – Block 59 Lot 1**

RESOLUTION MEMORIALIZING: (1) MODIFICATION OF CONDITION #1 OF RESOLUTION NO. 2022-02 TO ALLOW AN EXTENSION OF TIME TO REVISE SITE PLANS AND ARCHITECTURAL PLANS AND TO OBTAIN SIGNATURES ON THE REVISED PLANS TO MAY 20, 2024; AND (2) GRANT OF WAIVER OF SITE PLAN APPROVAL TO ALLOW A MINOR CHANGE TO THE SITE PLAN.

All the Board members present (Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, & Stevens) at the meeting voted ‘yes’ to approve the above-mentioned Resolution No. 2024-03. The above Resolution was approved.

REQUEST FOR EXTENSION OF TIME

**1. RESOLUTION NO. 2022-07
American Baptist Churches of New Jersey
79 Blossom Hill Road – Block 3 Lot 14 & Block 4 Lot 21**

THE APPLICANT IS SEEKING AN EXTENSION OF TIME WITHIN WHICH TO COMPLETE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND OBTAIN A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING. THE DEADLINE WAS JUNE 18, 2024. THE APPLICANT HAS REQUESTED AN 18 MONTH EXTENSION.

Michael Jackson, Director of Finance at American Baptist Churches of New Jersey, the applicant, and Robert Boak, applicants Attorney, were present at the hearing.

Joe Tauriello, present for Board Attorney, Jon Drill, swore the applicant in.

Applicant requested an 18-month extension on the above-mentioned Resolution No. 2022-07 to complete the construction of the project. The delay is predominantly due to the requirement for the building to be protected by a sprinkler system.

Mr. Pfeffer suggested to install a holding tank to source the water to the sprinkler system in the building.

The applicant advised that they looked into that option but the requirements for the size of the tank/amount of water required in the holding tank were larger than they had the resources for.

Mr. Pfeffer made a motion seconded by Mr. Naylor to grant the extension request to the above applicant for 24 months. All Board members present (Bayly, Kiefer, McTiernan, Naylor, Pfeffer, Ryan, & Stevens) voted yes. The extension granted.

PUBLIC HEARING

1. APPLICATION NO. BOA 2024-08

Cancela Residence

5 River Bend Road – Block 71.02 Lot 18

Mr. Ryan recused himself for this portion of the meeting.

Joe Tauriello, present for Board Attorney, Jon Drill, swore in the applicants and property owners of the above-mentioned application, Jaclyn Cancela and Leonardo Cancela.

Mr. Tauriello swore in the following professionals: Jim Mazzucco, Larry Plevier, even Steven Lydon for Tom Behrens.

Property owner Leonardo Cancela describes the nature of the application and the reason for seeking relief from the ordinance section 165-117.1, Fences, also Pillars and Gates. The subject property is a corner lot on River Bend Road and Wildflower Court. The reason for asking for relief for a 6-foot fence in the front yard that fronts Wildflower Court is to give the family privacy in the back yard. The property owners intend to install a pool in the back yard which would be visible from Wildflower Court.

Mr. Mazzucco made mention of the adjacent neighbor's fence being a short distance into the adjacent property – Mr. Mazzucco asked the applicant about what would be done with the section of property line against the adjacent property on the survey provided that was not covered by a fence.

The proposed pool installation was shown on the survey provided.

Mr. Cancela advised that the fence would be running from the corner of the dwelling closest to Wildflower Court, around the back, circling around to the opposite back corner of the house. The property owner advised that they would submit an updated survey to the Zoning Officer to show a complete pool barrier.

Mr. Bayly made a motion and Mr. Pfeffer seconded granting relief to the above-mentioned property owners for a 6-foot fence along Wildflower Court in what would be considered a “front yard” where the fence height is 4 feet. All members present and eligible to vote (Bayly, Kiefer, McTiernan, Naylor, Pfeffer, & Stevens) voted yes. Relief granted.

Board Chairman advised the Board Secretary to compose a release memo for Construction Permits.

Mr. Ryan rejoined the meeting after the vote following this hearing.

**2. APPLICATION NO. BOA 2024-05
Storage Developers, LLC (Clinton Self Storage)
1755 Route 31 – Block 68 Lot 9.02**

Jered Duke, applicant for Storage Developers, LLC, and applicant’s Attorney, Tim Arch, both present at the time of the hearing.

Mr. Tauriello swore in the following professionals for the applicant: Jered Duke, Daniel Bloch, Mark Janiszewski, and Alec Zukowski.

Mr. Tauriello swore in the following Board professionals: Jim Mazzucco, Larry Plevier, and Steven Lydon for Tom Behrens.

Mr. Duke confirmed that they agreed to comply with all the items mentioned in the last meeting, including but not limited to, no barbed wire on the fencing, not using any neon or “summer” colors on the site, Knox box locations, manual lifting gates for emergencies, no overnight parking, and lights off on site at 10:00pm.

Mr. Duke testified that most transactions would be made online, giving customers the ability to access from online – without needing anyone to sit in an office – but that space is available to the site.

Mark Janiszewski with Colliers Engineering was accepted as a professional by the Board members to testify on behalf of the applicants.

Mr. Janiszewski presents Exhibit A-1, an existing site view. From the exhibit, Mr. Janiszewski explained the site location in relation to main roads. The proposed building would be 260 feet from Route 31, and 290 feet from the closest residential property at the rear of the site, with a distance of approximately 600 feet from the closest residential property at the rear of the site to Route 31.

Mr. Janiszewski introduced Exhibit A-2, a color rendering of the site plan. Mr. Janiszewski testified the following:

- The facility would have 116 storage units throughout
- There will be a right-in and right-out entrance/exit on Route 31
- The flow of traffic will be one way through the building
- The site includes an emergency access cul-de-sac

Further testimony on the site was discussed including the conservation easement located at the rear of the property. This easement buffers the top, left, and north corner of the site as shown on Exhibit A-2.

The applicant is asking for relief from the side yard setback of 50 feet – the proposed building will be located 45 feet back from the southern side yard.

The proposed sign will be located 5 feet from the right-of-way setback, making it 50 feet from the side of pavement, allowing travelers to have an easier line of sight.

The applicant is proposing (2) additional directional signs on site, (1) “Office” sign and (1) “One-Way Drive Thru” sign in which they also agreed to comply with the recommendations on the Lighting Review Memo. The applicant is asking for the signs to be illuminated.

Mr. Janiszewski testified that all impervious rainwater would be collected, treated, and drained out to Route 31. There is currently an application into DOT for drainage onto the road.

Larry Plevier reviewed the professional report he prepared for the application. The applicant agreed to the recommendation for 6-foot sidewalks in front of the building instead of the proposed 4-foot sidewalks to allow additional space for car overhang.

The applicant agreed to comply with the Division of Fire Safety memo prepared for the application.

Chairman McTiernan opened the floor for any public questions on the application.

Clinton Township Resident, Scott A, asked what the replacement requirements were for the site, for trees and shrubs. Scott asked the applicant to plant more evergreen trees closer to the conservation easement to provide additional buffering to the neighborhood at the rear of the site.

Due to timing, this application was carried to the next Board of Adjustment meeting in August without the need for further notice.

**3. APPLICATION NO. BOA 2024-03
Clinton Agricultural Associates (Clinton Self Storage)
1461 Route 22 – Block 14 Lot(s) 6 & 7**

This public hearing was adjourned and carried to the next Board of Adjustment meeting in August without the need for further notice.

**4. APPLICATION NO. BOA 2022-12
Adult & Teen Challenge of New Jersey
245 Stanton Mountain Road – Block 19 Lot 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, February 26, 2024, March 25, 2024, April 15, 2024, May 20, 2024, & June 24, 2024.

Joe Rand was present on behalf of the subject application. Guliet Hersch, applicant's attorney, was also present at the time of the hearing.

Introduction of Exhibit A-48 & A-49.

A-48 – SoberPeer Screenshot

A-49 – Shift Reports

Chairman McTiernan opened the floor to public question.

Richard Reynolds of Stanton Mountain Road asked the following:

When residents are released, how many of them have relapsed on drugs or alcohol?
Is body count more important than success?
Why are rates not showing better success?

Mr. Rand responded that opiates have affected the success rates immensely.

Jim Valenzola of Stanton Mountain Road started his questioning with asking the difference between “completing” the program and “completing and graduating” the program.

Mr. Rand answered that when a resident “completes” the program, that means that the staff released the resident because it wasn't working out, whereas when a resident “completes and graduates” they finish the program. But there are also residents who would come back to the program for “refreshers” after previously graduating the program.

Mr. Valenzola asked if anyone has left the program that Mr. Rand did not know about.

Britt Long of Stanton Lebanon Road asked the applicant if the facility did any sort of warrant checks on the prospective and current residents.

Mr. Rand responded “no”.

Bill Martin, resident of Stanton Lebanon Road asked the applicant if they would allow homeless residents into the program.

Mr. Rand responded that if they were medically cleared, yes, they would.

Mr. Martin asked Mr. Rand how the program knew that they were medically cleared.

Mr. Rand responded that the residents must provide medical clearance and detox records, if applicable, prior to entering the program.

This public hearing was carried to the next Board meeting on 08/26/2024 at 7:00pm.

ADJOURNMENT

A motion was made by Mr. Ryan, seconded by Mr. Pfeffer to adjourn the meeting at 9:57 pm. All members present at the meeting were in favor. The meeting was adjourned.

Respectfully Submitted,

Taylor Gribbin

Planning and Zoning Board Secretary

These minutes were approved on August 26,2024.