



## TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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## BOARD OF ADJUSTMENT

Minutes of the Town of Clinton Board of Adjustment meeting held on March 27, 2006 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairperson Hendricksen called the meeting to order at 7:30pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"Meetings are held on the fourth Monday of each month when an application is pending before the board. The application must be filed at least 21 days prior to the meeting date. Meetings begin at 7:30pm and are adjourned no later than 10:30pm. Fees are charged on a per meeting basis".

"Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975".

### Present:

Hendricksen  
Feldmann  
Gallo  
Holt  
Querry  
Tranquilli  
Trepkau  
Penyak  
Quinones-Perez

### Absent:

### Approval of Minutes:

A Motion was made by Mr. Trepkau, seconded by Mr. Holt, to approve the minutes of February 27, 2006.

All Ayes.      Motion Carried.      Abstain      Querry

A Motion was made by Mr. Feldmann, seconded by Mr. Tranquilli, to amend the minutes and include the following language in the motion to approve the Quick Chek Sign "**to grant the sign variance sought in connection with the size of the sign and ratio to the front façade**"

All Ayes.      Motion Carried.      Abstain      Querry

### Voucher Approval:

A Motion was made by Mr. Tranquilli, seconded by Mrs. Gallo, to approve the following vouchers:

Van Cleef Engineering

George Lee

\$362.43

All Ayes.      Motion Carried.

### Memorilization of the Resolution –Block 21 Lot 34-Quick Chek Liquors

A Motion was made by Mr. Holt, seconded by Mr. Feldmann, to approve the resolution for the sign Variance at Quick Chek Liquors.

### Roll Call Vote:

Ayes: Hendricksen, Feldmann, Gallo, Holt, Tranquilli, Trepkau

**Completeness Review for Sal Latino-Setback Variance-Block 23 Lot 7:**

At the applicants request the meeting for Sal Latino will be postponed until April 24, 2006.

**Amendment to Site Plan Approval for H. Craig Stem- Block 6 Lot 1:**

Mr. Stem stated he was here tonight to ask the board to consider two changes to the approved plan:

#1). The elimination of the roof sign and substituting with lettering on the valance of the canopy to include "Full Service Car Wash" and "Clinton Shammy Shine II" shown on page 1 of sheet 4 of the site plan dated 3/9/06.

#2). To provide a waiting area at the exit of the customer walkthrough, the surface will include brick stone pavers and will be secured with a 3' high white PVC fence with a gate, shown on sheet 2 and sheet 4 of the revised plan dated 3/9/06.

Mr. Feldmann inquired if the lettering will be lit, and Mr. Stem stated that on the side elevation the soffit has 4 recessed lights and on the front the soffit has 2 lights neither one will shine on the canopy.

Mr. Tranquilli inquired what type of PVC fencing would be used and suggested that the top and bottom rails of the picket fence drop in the center of the fence. Mr. Stem stated he could accommodate and asked Mr. Tranquilli to provide him with any specs he had on that type of fencing.

A Motion was made by Mr. Query, seconded by Mr. Tranquilli, to approve the amended site plan and allow the lettering on the canopy as shown on sheet 1 of 4 of the revised plan dated 3/9/06 and to permit a paved waiting area with a 3' high white PVC fence as shown on sheet 2 of the revised site plan dated 3/9/06.

**Roll Call Vote:**

Ayes: Hendricksen, Gallo, Holt, Feldmann, Query, Tranquilli, Trepkau

**All Ayes. Motion Carried.**

**Update Report for Ansuya Ent LLC:**

The board had received a letter from Attorney Walter Wilson requesting an extension of approval through May 2006.

A Motion was made by Mr. Tranquilli, seconded by Mr. Holt, to grant Ansuya Ent LLC an extension of approval through May 2006.

**All Ayes. Motion Carried.**

**Board Discussion:**

Mr. Tranquilli advised the board that after talking with Attorney Cushing and Attorney Caldwell that the Sign Committee has no authority to grant variances. Mr. Tranquilli advised the board that the Sign Committee does have the ability to suggest a new sign ordinance to the Mayor & Council and that Mr. Tranquilli will be scheduling a sign committee meeting to discuss and will keep the board updated.

There being no further business a motion was made by Mr. Query, seconded by Mr. Feldmann, to adjourn the meeting at 8:15pm.

Respectfully submitted,

Allison McGinley, Board Secretary