



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 July 25, 2005 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Present:

- Harrison
- Hendricksen
- Holt
- Querry
- Ragozine
- Tranquilli
- Gallo

Absent:

- Lindsay
- Walton

Attorney William Caldwell and Robert Clerico P.E. from Van Cleef Engineering were present.

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".

Approval of Minutes:

A Motion was made by Mr. Holt, seconded by Mr. Ragozine, to approve the minutes of June 27, 2005.

All Ayes. Motion Carried.

Voucher Approval:

A Motion was made by Mr. Harrison, seconded by Mr. Querry, to approve the following vouchers:

Van Cleef Engineering	Engineer	Ansuya Enterprise	\$954.75
Van Cleef Engineering	Engineer	D&D Enterprise	\$393.00
Van Cleef Engineering	Engineer	Hans JD LLC	\$32.75

All Ayes. Motion Carried.

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

Schoor DePalma	Planner	Clinton Assembly	\$144.50
Schoor DePalma	Planner	D&D Enterprise	\$177.50

All Ayes. Motion Carried.

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

Lucille Grozinski	Stenographer	Clinton Assembly	\$100.00
Lucille Grozinski	Stenographer	D&D Enterprise	\$100.00

All Ayes. Motion Carried.

Memorilization of Resolution for Use Variance & Bulk Variances- Block 1 Lot 33-D & D Ent LLC:

A motion was made by Mr. Ragozine, seconded by Mr. Tranquilli, to approve the resolution for D&D Enterprise

Roll Call

Ayes: Hendricksen, Holt, Harrison, Querry, Ragozine, Gallo

Nays:

All Ayes. Motion Carried.

Memorilization of Resolution for Use Variance, Bulk Variances & Subdivision- Block 22 Lot 5:

A motion was made by Mr. Holt, seconded by Mr. Harrison, to approve the resolution for Clinton Assembly of God

Roll Call

Ayes: Hendricksen , Holt, Harrison, Querry, Ragozine, Tranquilli

Nays:

All Ayes. Motion Carried.

Completeness Review for Block 6 Lot 1- H. Craig Stem:

Attorney George Dilts, Attorney for H. Craig Stem went through the items on Mr. Clerico's completeness letter dated July 21, 2005 and asked the board to consider a waiver of section 88-41(d) 11 on the site plan checklist and several temporary waivers for the purpose of completeness only.

A Motion was made by Mr. Harrison, seconded by Mr. Tranquilli to grant a waiver from checklist item 88-41D(11).

All Ayes. Motion Carried.

A Motion was made by Mr. Harrison, seconded by Mr. Ragozine, to grant a temporary waiver of item 88-41D(14).

All Ayes. Motion Carried.

A Motion was made by Mr. Querry, seconded by Mr. Harrison, to grant a temporary waiver of item 88-41D(17) & (20).

All Ayes. Motion Carried.

A Motion was made by Mr. Querry, seconded by Mr. Harrison, to grant a temporary waiver of item 88-41D(23) with the condition that the applicant must submit the EIS statement no later than August 1, 2005.

All Ayes. Motion Carried.

The application will be placed on the agenda for a public hearing on August 25, 2005.

Amendment to Site Plan Approval for The Clinton House- Block 6 Lot 27:

Mr. Peter Gialias, applicant was present.

Mr. Gialias asked the board to consider a change to his site plan approval by allowing him to install one 1450-gallon underground propane tank. Mr. Gialias stated that if the 1450-gallon propane tank were approved he would eliminate the 1000-gallon tank and the 500-gallon tank from the site. Mr. Gialias

stated that all other aspects of the plan would remain the same that the only change he was asking the board to grant approval for was one tank instead of two.

A Motion was made by Mr. Harrison, seconded by Mr. Tranquilli, to approve the amendment to the site plan approval by allowing one 1450-gallon underground tank:

Roll Call:

Ayes: Hendricksen, Harrison, Querry, Ragozine, Tranquilli, Gallo

Nays:

All Ayes. Motion Carried.

Update report for Ansuya Enterprise LLC:

A Motion was made by Mr. Harrison, seconded by Mr. Tranquilli to grant Ansuya Enterprise a 60-day extension and to appear back before the board on September 26, 2005:

All Ayes. Motion Carried.

Board Discussion:

Mr. Ragozine gave the board an update on the Sign Committee Meeting. Mr. Ragozine advised the board that at the last meeting the committee focused on the illegal temporary signs throughout Clinton. The committee is researching who and how the illegal signs can be monitored and the violations enforced. Mr. Ragozine stated that this issue would be discussed at the next council meeting.

The board had been given a handout regarding adopting a policy on board member behavior. Mr. Tranquilli stated that the handout refers to inappropriate action or behavior, which needs to be defined before the board considers adopting a behavior policy. Mr. Tranquilli added that he did not believe this policy needs to be formalized. The board agreed that perhaps bringing the procedure to the board is all that was needed and that no further action is necessary.

There being no further business a motion was made by Mr. Harrison, seconded Mrs. Gallo, to adjourn the meeting at 8:45pm.

Respectfully submitted

Allison McGinley
Board Secretary