



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

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

Present:

Gallagher
Hendricksen
Kovach
McGuire
Schaumburg
Tranquilli
Wiant

Absent:

Cagno
Jones-Holt

Attorney William Caldwell, Robert Clerico from Van Cleef Engineering, and Carl Hintz from Clarke, Caton & Hintz were present.

Chairman 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 first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:30pm with all items not concluded to be carried over to next month's agenda".

"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. Wiant, seconded by Mr. Gallagher, to approve the minutes of February 7, 2006.

All Ayes. Motion Carried.

A Motion was made by Mrs. Kovach, seconded by Mr. Tranquilli, to approve the minutes of February 21, 2006.

All Ayes. Motion Carried.

Application for Preliminary & Final Site Plan- Block 21 Lot 25- Clinton Management:

Due to a lack of quorum for eligible voting members the meeting for Clinton Management will be carried until April 4, 2006.

Application for Exemption from Site Plan for Block 11 Lot 6 -Clinton Main Street:

The application will be carried until April 4, 2006.

Final Site Plan –Hunterdon Capital- Block 31 Lots 24.01-24.05:

Due to the notice timeframe the meeting for Hunterdon Capital will be rescheduled for April 4, 2006.

Application for Exemption from Site Plan for Block 11 Lot 1-The Blue Cactus:

Katherine Novello, the owner of the The Blue Cactus Restaurant was here tonight to asked the board to grant an exemption from site plan and allow the applicant to offer outdoor seating. Ms. Novello advised the board the outdoor seating area would be adjacent to the parking lot along the river and that the area could accommodate approximately 15-20 tables.

Mr. Clerico stated that he would like to see a survey of the property to determine ownership of the proposed outdoor seating area and he also advised the applicant the outdoor seating area would be located in the flood plain and they would be subject to meet all DEP regulations.

The board agreed before proceeding any further they would like the applicant to provide the board with a survey which includes the grade of the land, a better sketch of the location of the tables, more information in regard to parking, an accurate number of how many seats the restaurant can provide inside and outside and the board also suggested that the applicant talk with the DEP in regard to their requirements before returning back to the board.

The application for The Blue Cactus will be carried to the April 4, 2006 meeting.

Master Plan Committee Update Report:

Mr. Carl Hintz advised the board that he had received information from Carolyn Neighbor in regard to the Bikeway Plan and the Fair Housing Plan and that he would discuss with the Committee when the next available date to meet would be scheduled.

Board of Adjustment Report:

Mr. Tranquilli advised the board that the Board of Adjustment had appointed Mr. Carl Hintz as the Board Planner for 2006. Mr. Tranquilli stated that the Sign Committee is in the process of streamlining the application process.

Voucher Approval:

A motion was made by Mr. Wiant, seconded by Mrs. Kovach, to approve the attached voucher list:

All Ayes. Motion Carried.

Correspondence & Board Discussion:

Attorney Caldwell went through Policies and Procedures with the Board.

Adjournment:

There being no further business the Planning Board Meeting was adjourned at 10:25pm.

Respectfully Submitted

Allison McGinley
Planning Board Secretary