



TOWN OF CLINTON
 INCORPORATED APRIL 5, 1865
 43 Leigh St., P.O. Box 5194
 Clinton, N.J. 08809-5194
 (908) 735-8616 FAX (908) 735-8082

Board of Adjustment

Minutes of the Town of Clinton Board of Adjustment meeting held on March 22, 2010 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallo 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”.

ROLL CALL:

Present: Gallo, Berson, Feldman, Querry, Sailer, Sniecinski, Trepkau, Wetherill
Absent: Bohnel

Approval of Minutes:

A Motion was made by Mrs. Wetherill, seconded by Mr. Sailer, to approve the minutes of February 22, 2010:

All Ayes. Motion Carried.
 Abstain: Berson, Sniecinski, Trepkau

Voucher Approval:

A Motion was made by Mr. Feldmann, seconded by Mr. Berson, to approve the following vouchers:

Van Cleef Engineering	T-Mobile Review (Jan)	\$1,607.75
Van Cleef Engineering	T-Mobile Review (Feb)	\$35.75
Van Cleef Engineering	Baka Review (2 nd review)	\$143.00
		All Ayes. Motion Carried.

Completeness Review for Block 25 Lot 20- T-Mobile Northeast LLC:

A Motion was made by Mrs. Wetherill, seconded by Mr. Sailer, to deem T-Mobile’s application incomplete per Mr. Clerico’s review letter dated January 21, 2010:

Roll Call Vote:

Ayes: Gallo, Berson, Feldman, Querry, Sailer, Trepkau, Wetherill
Nays: **7-0 Motion Passed.**

Public Hearing for Sideyard Setback Variance for Block 16 Lot 6 – 21 Water Street:

Mr. Baka, applicant was present and sworn in.

The following items were submitted into evidence:

- A1 Application
- A2 Proof of publication
- A3 200 foot certified list and mailings
- A4 Tax Certification
- A5 Survey of property prepared by Ronald Heffling, revision date of 1/5/2010
- B1 Review letter from Robert Clerico dated 2/18/2010

Mr. Baka advised the board he is here tonight to seek approval for an addition of a 6 x 8 enclosed porch addition on the back of his house. Presently the lot is non-conforming and the addition of the back porch would require a sideyard setback of 1.66’ Mr. Baka stated that due to a surface drainage problem on the lot there is a need for the porch. The addition of the porch would bring out the roofline and make the house more architecturally pleasing. Mr. Baka asked the board to grant him the sideyard setback relief.

A Motion was made by Mr. Querry, seconded by Mr. Feldmann to open the meeting to the public and there being no comments or questions, a Motion was made by Mr. Berson, seconded by Mr. Sailer to close the meeting to the public:

All Ayes. Motion Carried.

The board members agreed that this was a simple addition, which would enhance the roofline and make the property more visually pleasing.

A Motion was made by Mrs. Wetherill, seconded by Mr. Berson, to grant the sideyard setback relief:

Roll Call Vote:

Ayes: Gallo, Berson, Feldman, Querry, Sailer, Trepkau, Wetherill

Nays:

7-0 Motion Passed.

Mr. Baka was advised the next step would be to apply for building permits and a Regulated Use Permit.

Board Discussion:

The Board inquired if any additional information was provided regarding bulk variance checklists, the board secretary stated after speaking with Mr. Clerico the only town presently using a bulk variance checklist is Glen Gardner, however their checklist is combined with site plan checklists and is very lengthy and is not recommended that we adopt their format.

There being no further business, A Motion was made by Berson, seconded by Mr. Trepkau to adjourn the meeting at 7:45pm:

All Ayes. Motion Carried.

Respectfully submitted

**Allison Witt
Land Use Administrator**