



**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 28, 2011 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".

Mr. James Smith was previously sworn in as a regular member and Mr. Ken Carberry was sworn in as an alternate member

Mr. Robert Clerico was present

### **ROLL CALL:**

**Present:** Gallo, Berson, Feldmann, Sailer, Smith, Carberry  
**Absent:** Trepkau, Wetherill, Recambe

### **Approval of Minutes:**

A Motion was made by Mr. Berson, seconded, seconded by Mr. Sailer, to approve the minutes of January 24, 2011:

**All Ayes.**                      **Motion Carried.**  
**Abstain:**                      **Feldmann, Carberry**

### **Completeness Hearing for Block 29 Lot 3.02- Kathleen Moriello** **Density (D5) Variance Application and Major Subdivision Application:**

Mr. Terry Essig, NJ Licensed Engineer and Kathleen Moriello, applicant were present.

Mr. Clerico explained to the board the reason why this application was a density application. The lot was part of a large development; the original approval was based on the acreage of the entire property, which based on the total acreage allowed for a percentage of units to be developed. The applicant is looking to subdivide from the original development and the density issues arise from subdividing this tract of land from the acreage off the original development.

Mr. Clerico went through his completeness report dated March 14, 2011, based on the recommendations by Mr. Clerico and discussions with Mr. Essig the board took the following action:

A Motion was made by Mr. Berson, seconded by Mr. Smith, to approve the following waivers from the Major Subdivision Checklist:

Items # 6, 16, 17, 18, 19I, 20A, 20E, 22 and 24.

Item # 26- Temporary Waiver granted for the purpose of completeness subject to the Environmental Commission's review and input.

**Roll Call Vote:**

Ayes: Gallo, Berson, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

A Motion was made by Mr. Berson, seconded by Mr. Feldman, to deny the following waiver requests: Item 19G, 19H, 20B, 20C, 20D and 21

**Roll Call Vote:**

Ayes: Gallo, Berson, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

A Motion was made by Mr. Feldman, seconded by Mr. Sailer, to grant a temporary waiver for item # 25 for the purpose of completeness subject to HC SCD Approval.

**Roll Call Vote:**

Ayes: Gallo, Berson, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

A Motion was made by Mr. Feldmann, seconded by Mr. Berson to deem the application for Kathleen Moriello Block 29 Lot 3.03 incomplete based on the waiver denials and the check list item # 14 copies of the covenants and deed restrictions was not submitted with the application, per the checklist requirements.

**Roll Call Vote:**

Ayes: Gallo, Berson, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

Per the MLUL regulations Mr.Berson excused himself from the Sign Variance application.

**Sign Variance- Block 14 Lot 21- Clinton Presbyterian Church-91 Center Street**

Mr. William Kreutel, applicant was present.

The following items were submitted into evidence:

- A1 Application Package
- A2 Certified Mailing to property owners within 200'
- A3 Legal notice and proof of publication.

Mr. Kreutel stated he was here tonight to ask permission to put up a ground banner sign on Clinton Presbyterian Church's front property. The sign would go up every year in June & July to advertise community events at the church. The proposed 8 x 4 ground sign will be staked in the ground, the banner material will be a weatherproof fabric and the sign will be 10' from the sidewalk, and will not have any

visual interference with traffic.

A Motion was made by Mr. Feldmann, seconded by Mr. Carberry, to approve the Sign Variance application to allow a 8 x 4 ground banner sign to be displayed annually every June and July.

**Roll Call Vote:**

Ayes: Gallo, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

Mr. Kreutel was advised that he would need to apply for a sign permit.

Chairman Gallo read the Sign Variance Resolution for Block 14 Lot 21 –91 Center Street into the record.

A Motion was made by Mr. Feldmann, seconded by Mr. Smith, to approve the Sign Variance Resolution:

**Roll Call Vote:**

Ayes: Gallo, Feldmann, Sailer, Smith, Carberry

**All Ayes. Motion carried.**

There being no further business a Motion was made by Mr. Berson, seconded by Mr. Feldmann to adjourn the meeting at 8:30pm.

**All Ayes. Motion Carried.**

**Respectfully submitted,**

**Allison Witt  
Land Use Administrator**