



**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 May 21, 2012 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”.

**Robert Clerico, from Van Cleef Engineering was present.**

### **ROLL CALL:**

**Present:** Berson, Carberry, Feldmann, Gallo, Sailer, Smith, Recame, Wetherill

**Absent:** Trepkau

### **Approval of Minutes:**

A Motion was made by Mr. Carberry, seconded by Ms. Wetherill, to approve the minutes of April 23, 2012:

**All Ayes. Motion Carried**  
**Abstain: Berson**

### **Voucher Approval:**

A Motion was made by Ms. Wetherill, seconded by Mr. Smith, to approve the following voucher:

Clarke Caton & Hintz	Holiday Inn Review	\$1,332.90
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**All Ayes. Motion Carried**

### **Completeness hearing for Block 16 Lot 22.02- Eastern Hill LLC:**

Attorney Walter Wilson was present

Chairman Gallo advised the board the application before us is the property adjacent to the library, which was previously approved as a two-story office building, applicant is looking to the board for a use variance to allow for 37 residential units. The applicant is seeking to bifurcate the application and is only seeking Use Variance at this time.

Attorney Wilson stated at this time we are only applying for the use variance, if the use is approved

we will at that time apply for a full blown site plan. Attorney Wilson added that the application submitted has some site details which will give the board information on how the site will look, based on the cost of a full site plan application , the applicant would like to bifurcate the application as the first step.

Mr. Clerico went through his completeness report with the board. The Board of Adjustment doesn't have a specific checklist for a Use Variance it basically comes down to the board to decide if they have enough information in front of them to move forward to a Public hearing. The concept plan submitted lacks details that a site plan application would require such as Geo-Tech information, storm water management, utilities a site plan application would essentially give a picture of how it will affect the site if the use was approved.

Ms. Wetherill stated she was not in favor of a bifurcated application and felt the board needed much more details that a site plan application would provide.

Mr. Clerico stated at the very least the applicant should submit the items outlined in his report of May 16, 2012, items 1-5 on page 2.

Attorney Wilson suggested that he carry the completeness hearing to June 25, 2012 in order for the additional items to be submitted and so the board can have legal representation at the hearing. The board agreed. Attorney Wilson will provide a letter of extension to June 25, 2012.

**Public Comment:**

Mr. Hetzel suggested it would be helpful if the applicant can provide a physical demonstration on how the building will look in regards to height and size.

**Board Discussion:**

Ms. Wetherill inquired if any information has been provided regarding the Sign Ordinance, Secretary Witt advised the board a memo dated May 21, 2012 (copies given to the Board members) was forwarded to the Governing Body asking for a review of the sign ordinance and enforcement. Attorney Cushing stated he will research the legal aspects of the ordinance and get back to the board.

Ms. Wetherill requested that moving forward Attorney Caldwell attend the completeness hearings.

Chairman Gallo advised the board that she has handed in her letter of resignation; due to her schedule she stated she can no longer commit 100% of her time to the board.

Mr. Feldmann stated that Ce Ce has done such an excellent job as Chairman of the Board of Adjustment and she will be hard to replace, the board agreed.

There being no further business a Motion was made by Mr. Berson, seconded by Mr. Recame, to adjourn the meeting at 8:20pm.

Respectfully submitted,

Allison Witt  
Land Use Administrator