



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

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BOARD OF ADJUSTMENT

Minutes of the Town of Clinton Board of Adjustment meeting held on April 24, 2006 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

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”.

Present:

- Hendricksen
- Feldmann
- Gallo (arrived 7:50pm)
- Holt
- Querry
- Tranquilli
- Trepkau
- Penyak
- Quinones-Perez

Absent:

Attorney William Caldwell and Al Thompson from Van Cleef Engineering were present.

Approval of Minutes:

A Motion was made by Mr. Tranquilli, seconded by Mr. Trepkau, to approve the minutes of March 27, 2006.

All Ayes. Motion Carried.

Voucher Approval:

A Motion was made by Mr. Tranquilli, seconded by Mr. Trepkau, to approve the following voucher:

Van Cleef Engineering	Shammy Shine	\$94.50
		All Ayes. Motion Carried.

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

William Caldwell	General Board Matters	\$623.50
William Caldwell	Ansuya Ent LLC	\$246.50
William Caldwell	Cognato	\$275.50
William Caldwell	Stem	\$884.50

William Caldwell	Lee	\$304.50	
William Caldwell	Quick Chek	\$855.50	
		All Ayes.	Motion Carried.

Memorization of the Resolution –Block 6 Lot 1-H. Craig Stem

A Motion was made by Mr. Tranquilli, seconded by Mr. Query, to approve the resolution for H. Craig Stem

Roll Call Vote:

Ayes: Hendricksen, Feldmann, Holt, Query, Tranquilli, Trepkau

Completeness Review for Sal Latino-Setback Variance-Block 23 Lot 6:

Mr. Sal Latino was sworn in. Mr. Latino stated that he was seeking approval to complete the front porch renovation on his two-family dwelling at 58 Leigh Street, which due to pre-existing nonconforming conditions does not meet the 30 foot setback requirement of the Town Ordinance.

Mr. Al Thompson went through Mr. Clerico's completeness letter and advised the board that paragraph # 1, 2 and # 4 had been addressed. The board could consider waiving paragraph # 3 which references the flood elevation certificate and regulated use permit for the purposes of deeming the application complete and paragraph 5 which references an architectural elevation would be up to the board.

A Motion was made by Mr. Tranquilli, seconded by Mr. Query, to deem the application complete and approve a waiver of the flood elevation document and the regulated use permit for the purpose of completeness only.

Chairperson Hendricksen made an amended motion, seconded by Mr. Trepkau, that the applicant must submit a front elevation as part of the application:

Roll Call Vote on the Amended Motion:

Ayes: Hendricksen, Holt, Trepkau, Feldmann, Penyak

Nays: Query, Tranquilli

5-2 Motion Passed.

Roll Call Vote on 1st Motion to Deem Application Complete:

Ayes: Hendricksen, Feldmann, Holt, Query, Tranquilli, Trepkau, Penyak

Nays: **All Ayes. Motion Carried.**

Mr. Latino will be on the agenda for a public hearing on May 22, 2006.

Completeness Review for James DeGroff- Use Variance- Block 13 Lot 1:

Mr. James DeGroff was sworn in. Mr. DeGroff advised the board that he owns the building at 5 Leigh & 32 Center and would like to rent a portion of the building to Riegel Federal Credit Union.

Mr. Al Thompson went through Mr. Clerico's review letter.

A Motion was made by Mr. Query, seconded by Mr. Holt, to deem the application complete.

Mr. Tranquilli made an amended motion, seconded by Chairperson Hendricksen, that the applicant must submit a scaled version of the building floor plan indicating all of the uses within the three floors of the structure as part of the application:

Roll Call Vote on the Amended Motion:

Ayes: Hendricksen, Gallo, Feldmann, Holt, Query, Tranquilli, Trepkau

Nays: **All Ayes. Motion Carried.**

Roll Call Vote on 1st Motion to Deem Application Complete:

Ayes: Hendricksen, Gallo, Feldmann, Holt, Querry, Tranquilli, Trepkau

Nays: **All Ayes. Motion Carried.**

A Motion was made by Mr. Querry, seconded by Mr. Tranquilli, to waive the submission of a site plan application for Mr. James DeGross:

Roll Call Vote:

Ayes: Hendricksen, Gallo, Feldmann, Holt, Querry, Tranquilli, Trepkau

Nays: **All Ayes. Motion Carried.**

Chairperson Hendricksen advised Mr. DeGross that his scaled plans would have to be submitted a minimum of 21 days in advance to be put on the agenda for a public hearing on May 22, 2006.

Board Discussion:

The board discussed who is responsible for the enforcement of conditions in the resolutions and timelines of approvals granted by the board. Some members of the board thought that a monthly report submitted by John Leonard would be helpful in letting the board know what is the progress of approvals granted. The board discussed that future resolutions should have standard conditions such as applying for building permits if necessary, posting of bonds, obtaining any outside agency permits, etc.

Chairperson Hendricksen asked for a volunteer to review the site plan checklist and come up with a modified version that the Board of Adjustment can use for future applications. Mr. Trepkau volunteered to draft a scaled down checklist for variance applications.

There being no further business a Motion was made by Mr. Tranquilli, seconded by Mr. Trepkau, to adjourn the meeting at 9:00pm.

Sincerely submitted,

Allison McGinley
Board of Adjustment