



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

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Board of Adjustment

Minutes of the Town of Clinton Board of Adjustment meeting held on April 28, 2008 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice 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”.

The board welcomed Craig Sailer to the board. Mr. Sailer was previously sworn in by the Clerk.

ROLL CALL:

Present: Berson, Bohnel, Feldmann, Gallo, Querry, Sailer, Trepkau,

Absent: Tranquilli, Wetherill

Approval of Minutes:

A Motion was made by Mr. Querry, seconded by Mr. Feldmann, to approve the minutes of March 24, 2008:

All Ayes. Motion Carried

Abstain: Bohnel , Sailer

Voucher Approval:

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

Clarke Caton & Hintz	Clinton House (March 2008)	\$180.00
Clarke Caton & Hintz	Ansuya Enterprise (March 2008)	\$337.50

All Ayes. Motion Carried

Memorialization of Resolution for Amended Site Plan Approval- Ansuya Enterprise LLC of Clinton-Block 17 Lot 2, Block 18 Lots 2.03, 2.04 & 6:

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

1. Add as a condition -Applicant must comply with Mr. Clerico’s review letter dated January 25, 2008.
2. Add as a condition- Applicant must comply with Mr. Hintz’s review letter dated January 9, 2008.

Roll Call Vote:

Ayes: Berson, Feldmann, Gallo, Querry, Trepkau,

Nays:

All Ayes. Motion Carried.

Completeness Review for Block 15 Lot 10- Mazzei- Major Subdivision Application with “D” Variance:

A Motion was made by Mr. Querry, seconded by Mr. Berson, to deem the application incomplete based on Mr. Clerico’s review letter dated April 22, 2008.

Roll Call Vote:

Ayes: Berson, Bohnel, Feldmann, Gallo, Querry, Sailer, Trepkau,

Nays:

All Ayes. Motion Carried.

Sign Application- Block 9 Lot 1- Hunterdon Museum of Art:

Mr. Ed Gagne, applicant was present. The following items were submitted into evidence:

- A1- Application Package
- A2 Certified 200 Foot List
- A3 Proof of Certified Mailings
- A4 Legal Notice
- A5 Sign Plan (3 Sheets) dated 2/28/08

Mr. Gagne advised the board that he is the Vice President of the Hunterdon Museum of Art and he is here tonight to request two sign variances. The first sign is a projecting sign that faces Lower Center Street, the second sign is a wall sign that faces Main Street. Mr. Gagne advised the board that under the new Town Sign Ordinance the signs are compliant in regard to square feet and the height limitations off the ground, but they do not meet the height and width of the new ordinance. Mr. Gagne stated that this building stands alone and the signs are necessary for visibility and directing customer to the Museum. The signs will be installed on the wood frames not on the stone.

After further review of the ordinance it was determined the only variances needed were for the height of the wall sign and for the height of the projecting sign which will extend above the 2nd floor windowsill.

A Motion was made by Mr. Berson, seconded by Mr. Bohnel, to grant the height variance to permit for the wall sign and to grant the height variance to permit the projecting sign to extend above the 2nd story window sill per the plans submitted dated 2/28/08.

Roll Call Vote:

Ayes: Berson, Bohnel, Feldmann, Gallo, Querry, Sailer, Trepkau,

Nays:

All Ayes. Motion Carried.

There being no further business a Motion was made by Mr. Feldmann, seconded by Mr. Berson to adjourn the meeting at 8:10pm.

Respectfully Submitted,

Allison McGinley
Land Use Administrator