



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, 2007 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice Chairperson 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: Berson, Gallo, Holt, Feldmann, Trepkau, Querry,

Absent: Hendricksen, Tranquilli

Mr. Robert Clerico was present.

Approval of Minutes:

A Motion was made by Mr. Holt, seconded by Mr. Feldmann, to approve the minutes of April 23, 2007:

All Ayes. Motion Carried
Abstain: Querry

Voucher Approval:

A Motion was made by Mr. Querry, seconded by Mr. Trepkau, to approve the attached voucher list:

All Ayes. Motion Carried.

Completeness Review for Steven Ackaway- Block 6 Lot 2:

Mr. Steven Feldmann excused himself, as he is an interested party as defined in the MLUL.

Mr. Clerico advised the board that the application is still unclear, it appears the applicant is looking to bifurcate his application but the application for the use is still unclear. Mr. Ackaway was not present therefore, the board or Mr. Clerico could not ask any questions.

A Motion was made by Mr. Querry, seconded by Mr. Berson that the application be deemed incomplete due to insufficient information:

All Ayes. Motion Carried.

Mr. Feldmann rejoined the board.

Clinton House- Block 6 Lots 27 & 29:

Tonight the board has only five members that are eligible to vote on the application therefore, the

application will be carried to June 25, 2007 meeting.

Due to the arrival of Mr. Ackaway, the board reopened the completeness review hearing for Block 6 Lot 2 (72-74 West Main Street).

Mr. Steven Feldmann excused himself, as he is an interested party as defined in the MLUL.

Mr. Ackaway advised the board that it was his intention to utilize the back building as a furniture retail store on the first floor and office space on the second floor. At this time he would like to appear before the board for the Use and if the Use is granted to come back for a site plan.

Mr. Clerico advised the applicant that in order to move forward that at a minimum the applicant needs to provide the board with a current survey, a plan of what exists on the site now and a conceptual plan of what the applicant is proposing. After hearing more detailed information on the specific use the board may decide they want Mr. Ackaway to file a site plan application before deciding on allowing the use. Mr. Clerico advised Mr. Ackaway the D Variance requires the applicant to provide positive proofs on why allowing a commercial use in a residential zone is beneficial and perhaps he should seek some legal advise before moving forward.

Vice Chairman Gallo advised Mr. Ackaway that his application was already deemed incomplete tonight and in order to appear back before the board for completeness all his paperwork must be submitted at least twenty- one days in advance of the next meeting.

Board Discussion:

Mr. Query inquired about the enforcement of signs and he was advised the enforcement of the old sign ordinance was put on hold until the new sign ordinance was complete. The new sign ordinance is before council for adoption.

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

All Ayes. Motion Carried.

Respectfully submitted,

Allison McGinley
Land Use Administrator