



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

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### **Land Use Board Minutes**

Minutes of the Town of Clinton Planning Board meeting held on April 1, 2014 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Sailer called the meeting to order at 7:00pm and read the "Statement of Adequate Notice and "Administrative Statement":

"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".

"Meetings are held on the first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:00pm with all items not concluded to be carried over to next month's agenda".

#### **ROLL CALL:**

**Present:** Chairman Sailer, Mayor Kovach, Carberry, Blanco, Feldmann, Hetzel, Layding, Perez, Smith

**Absent:** Maher, Schaumburg

#### **Approval of Minutes:**

A Motion was made by Mr. Smith, seconded by Mr. Hetzel, to approve the March 18, 2014minutes:

**All Ayes. Motion carried.**

Abstain: Mayor Kovach, Mr. Carberry, Feldman, Laying, Perez

#### **Sign Variance Application- Block 12 Lot 4.03- Joanna Bronowicka (Well Bred):**

Joanna Bronowicka, applicant was present.

The following items were submitted into evidence:

- A1 Application
- A2 Certified Mailings
- A3 Public Notice
- A4 Proof of publication

Ms. Bronowicka stated she was here tonight to seek approval for her projecting sign on East Main Street. Ms. Bronowicka expressed concerns with the visibility of her sign attracting customers and is here tonight to request approval from the board to allow her sign to hang 102" from the building wall. Ms. Bronowicka stated the pole that was previously installed by the prior tenant is extending 104" out. The board expressed concerned with the distance the sign will protrude out and inquired if Ms. Bronowicka could move the sign closer to the building, Ms. Bronowicka responded by moving the sign closer to the building wall the sign will be blocked by other signs and the visibility of her store will be limited. After further discussion with the applicant the board agreed to allow the sign pole to remain off the building

eave and to permit the sign to extend out 90” from the building wall.

A Motion was made by Mayor Kovach, seconded by Mr. Carberry, to approve the sign variance and allow the pole to be installed off the building eave and to permit the sign to extend out 90” from the building wall.

**Roll Call Vote:**

Ayes: Chairman Sailer, Mayor Kovach, Carberry, Blanco, Feldmann, Hetzel, Layding, Perez, Smith  
Nays:

**All Ayes. Motion Carried.**

**Approval of Resolution for Sign Variance Approval for Block 12 Lot 4.02- Joanna Bronowicka:**

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

**All Ayes. Motion Carried.**

**Board Discussion:**

The board is in receipt of a letter from Mr. Ingenito and a Memo to Mr. Phelan about concerns on water runoff from the neighboring property due to the neighbor paving his driveway. The board secretary advised the board this matter was brought up last year and on the advice of the Board Attorney this was not considered a site plan application. The letter was also forwarded to Mr. Phelan who stated it was not under his jurisdiction under the Flood Plain Manager. Mr. Ingenito will be advised.

There being no further questions, A Motion was made by Mr. Carberry, seconded by Mr. Hetzel to adjourn the meeting at 7:40pm.

Respectfully submitted,

Allison Witt  
Land Use Administrator