



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

(908) 735-8616 FAX (908) 735-8082

Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board meeting held on December 6, 2016 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: Mayor Kovach, Blanco, Carberry, Feldmann, Hetzel, Mellick, Sailer, Smith, Viotto

Absent: Maher, Schaumburg

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Carberry, to approve the minutes of November 8, 2016:

All Ayes: Motion carried.
Abstain: Blanco, Sailer

Site Plan –Block 10 Lot 4- Cellco Partnership dba Verizon Wireless:

Application carried to January 3, 2017.

Sign Variance Application- Block 14 Lot 21- Clinton Presbyterian Church:

Applicant Cathy Nace was present. Ms. Nace advised the board the church is asking permission to display an annual seasonal banner sign to advertise their Christmas Eve service. The sign dimensions will be 3 x 8 and will be placed on the front lawn. The sign will go up December 1, 2016 and will be removed after the service.

A Motion was made Mr. Carberry, seconded by Mr. Blanco to approve the seasonal sign variance to be displayed annually.

Roll Call Vote:

Ayes: Mayor Kovach, Blanco, Carberry, Feldmann, Hetzel, Mellick, Sailer, Smith, Viotto

All Ayes. Motion Carried.

Chairman Sailer advised Ms. Nace that she would need to apply for the temporary sign permit every December before displaying the sign.

A Motion was made by Mr. Hetzel, seconded by Mr. Carberry, to approve the Sign Resolution for Block 14 Lot 21- Clinton Presbyterian Church:

Roll Call Vote:

Ayes: Mayor Kovach, Blanco, Carberry, Feldmann, Hetzel, Mellick ,Sailer, Smith, Viotto
All Ayes. Motion carried.

Recommendation of the Town of Clinton’s Highlands checklist Ordinance # 16-13:

Mayor Kovach advised the board this is the first step in opting into the Highlands Regional Plan. The highlands plan protects the town in many ways, the plan will assist with the affordable housing numbers and funding for the master plan updates and will also provide a 300 foot buffer on the Moebus Tract, it will be a benefit to the Town. Mayor Kovach advised the board that the town can opt out if they find it isn’t working for them and this can be done before the final step.

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to recommend the Governing Body adopt Ordinance # 16-13:

Roll Call Vote:

Ayes: Mayor Kovach, Blanco, Carberry, Feldmann, Hetzel, Mellick ,Sailer, Smith, Viotto
All Ayes. Motion carried

2017 Budget Review and Recommendation:

A Motion was made by Mr. Carberry, seconded by Mr. Hetzel to recommend the 2017 budget as follows: Planner \$5,000.00; Meeting dues- \$1,000.00; Engineering fees \$500.00; Legal fees- \$1,500.00; Legal Notice-\$400.00; Office supplies- \$250.00; Postage- \$500.00; Zoning map- \$100.00 for a total budget of \$9,250.00:

All Ayes. Motion carried.

Voucher Approval:

A Motion was made by Mr. Hetzel, seconded by Mr. Carberry, to approve the vouchers:
All Ayes. Motion carried.

Board Discussion:

Mayor Kovach gave the board an update on the A&P property. Chairman Sailer wished everyone a happy holiday.

There being no further business a Motion was made by Mr. Hetzel, seconded by Mr. Carberry to adjourn the meeting at 7:25pm.

All Ayes. Motion carried.

Respectfully submitted

Allison Witt
Land Use Board Administrator