



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 Land Use Board meeting held on April 5, 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".

Present: William Caldwell and Robert Clerico were present.

ROLL CALL:

Present: Sailer, Mayor Kovach, Blanco, Carberry, Hetzel, Maher, Mellick, Schaumburg, Smith, Viotto

Absent: Feldmann

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Hetzel, to approve the Regular & Executive Session minutes of February 2, 2016:

All Ayes.

Motion carried.

Abstain:

Schaumburg

Site Plan Review Report:

Mr. Maher advised the board the committee met with Sage Development LLC to go over the checklist for a Minor Site Plan and the Committee recommends the application be deemed complete.

Completeness Review -Minor Site Plan for Block 10 Lot # 13-Sage Development LLC:

A Motion was made by Mr. Carberry, seconded by Mr. Hetzel to deem the application complete:

All Ayes.

Motion Carried.

Pending the arrival of Mr. Caldwell the board moved the Public Hearing for Sage Development to the last agenda item.

Voucher Approval:

A Motion was made by Mayor Kovach, seconded by Mr. Carberry to approve the following voucher:

| | | |
|-----------------------|------------------|----------|
| Van Cleef Engineering | Eastern Hill LLC | \$369.50 |
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All Ayes. Motion Carried.

Board Discussion:

The board received a request for a temporary subdivision sign for Hunterdon Capital, the board approved their subdivision but at the time of approval they forgot to include the sign, which the ordinance states the sign must be approved by the Land Use Board. The 3 x 3 foot sign will meet the setback requirements and size requirements of the ordinance. The board was concerned with the length of time the sign could be displayed and agreed a specific time frame should be implemented.

A Motion was made by Mr. Carberry seconded by Mr. Hetzel, to permit the temporary subdivision sign with the following conditions: 1) the temporary sign to be maintained if damaged; 2) the sign placement shall not fall within any easements; (3) the sign is valid for 6 months (October 2016) in which time if the lots have not been sold the applicant can ask the board for an extension.

All Ayes. Motion Carried.

Public Hearing- Block 10 Lot 13- Sage Development LLC- 12-14 Leigh Street:

Attorney & Applicant Craig Rothenberg & Christopher Nusser, PE were present.

The following items were submitted into evidence:

- A1 Application
- A2 Tax Certification dated February 29, 2016
- A3 Site Plan prepared by Wayne J, Ingram from Engineering & Land Planning Associates dated Feb 2, 2016.
- A4 Architectural Plan prepared by Frank J. Bell dated February 24, 2016.
- A5 Sheet 3 of the Site Plan "site, grading & Landscape plan"
- A6. Rendering of revised layout of the ADA access ramp.
- B1 Van Cleef Engineering Report dated March 26, 2016
- B2 Memo from James Kyle

Mr. Christopher Nusser, Engineer gave the board a brief overview of the project, the property is located at 12-14 Leigh Street and the applicant proposes to add a 134 Square foot one floor addition and extend the front porch. The improvements will also include pavers in the front of the building that will connect to the adjoining property. The front porch will be expanded to the side known as 12 Leigh Street and will provide handicap accessibility. Mr. Rothenberg stated the improvements will enhance safety and greatly improve the aesthetics of the building. Mr. Nusser provided the following comments in regards to Mr. Clerico's report dated March 26, 2016.

Item # 4- The applicant will provide a copy of the title search .

Item # 5(a)-The ADA access ramp has been modified as shown in exhibit A6 which will eliminate the need for an easement on Lot 12.01.

Item # 5(b) & (c) - This lot does not have a walkway or public access from the south side of the building, the area belongs to the adjacent property and is fenced off.

Item # 5 (d)- The applicant will provide the 4 foot wide pedestrian access easement

Item # 6- The applicant will update the current zoning information on the plan and the updated information will remain in compliance with the ordinance.

Item # 7- The applicant will provide the spot elevations.

Item # 8- The tree details will be submitted to the Shade Tree Committee,

Item # 9- The leaders presently go out to grade they are not underground and are not piped to the street. Mr. Clerico inquired if there would be discharge onto the sidewalk, Mr. Nusser stated he assumes there will be some discharge when they looked at piping underground there was an issue with the paver. Mr. Nusser stated he would show the information on the updated plan and if Mr. Clerico has an alternate suggestion they would be open to it.

Mr. Rothenberg added that it is my goal to renovate the building and to make it as close to a time period building as possible by adding the same colorized brick and pavers.

Mr. Clerico stated based on the testimony the applicant will comply with updating the plan which will be subject to my review and provide the board with the necessary easements which should be made conditions of approval.

There being no further testimony or questions from the public a Motion was made by Mr. Carberry, seconded by Mr. Maher to approve the Minor Site Plan subject to the agreed upon items in Mr. Clerico's report:

Roll Call Vote:

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

Nays:

All Ayes. Motion Passed .

Board Discussion:

Mr. Maher suggested that in the future if an applicant submits a Minor Site Plan with no variance relief the site plan committee should meet on the 2nd Tuesday to review the submission and if everything was in order the board could hold the completeness and public hearing on the same night. Mr. Maher believes this would save the applicant a lot of time. The board agreed if possible on smaller applications than the completeness hearing and public hearing could be held on the same night.

Mayor Kovach asked Mr. Mellick to be the liaison between the Land Use Board and the Historic Commission. Mr. Mellick will keep the Historic Commission updated on any applications submitted to the board that are in the historic district. If the Commission has any comments, Mr. Mellick can relay them to the Land Use Board.

Mr. Hetzel advised the board Mr. Holt will be giving a SIDS Presentation at the Art Museum on April 11, 2016 at 6:00pm.

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

Respectfully submitted,

Allison Witt
Land Use Administrator