



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 Land Use Board meeting held on June 7, 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”.

Mr. Robert Clerico was present.

ROLL CALL:

Present: Sailer, Carberry, Feldmann, Hetzel, Mayor Kovach, Smith,

Absent: Blanco, Maher, Mellick, Schaumburg, Viotto

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Smith, to approve the minutes of May 3, 2016:

All Ayes:	Motion carried.
Abstain:	Kovach, Carberry

Informal Hearing- Rite Aid Pharmacy- Block 21 Lot 34-/ 37 Old Route 22

Mr. Greg Holtzman, BL Companies and Mr. Juan Jimenez representing Rite-Aid were present. Mr. Holtzman advised the board they were here tonight to get some feedback in terms of the proposed drive-thru. The proposal will include some minor site improvements, which include the driveway access lane, a window with a metal canopy on the side of the building, some lighting on the canopy and a small island with stripping. In order to accommodate the drive-thru they will have to relocate 8 parking spaces to the opposite side of the site. Loading docks, deliveries and dumpster are located in the rear of the building so the driveway circulation will be located on the Rite Aid side of the building. Mr. Jimenez stated approximately 10% of the Rite Aid customers will use the drive-thru and the proposed hours of the drive-thru will be 8:00am-9:00pm.

Mr. Clerico stated the site has an approved site plan which the applicant should be working from, rather than the aerial photograph, which does not represent the approved site plan. It appears the site as it exists today is not consistent with the approved site plan in terms of parking and dumpster locations.

The board members expressed concerns with the circulation of the drive-thru, the congestion of the site, the ability to make the turn around the drive-thru, the cross-over of vehicles at the entry point of the drive-thru, lighting along the drive-thru lanes.

The applicant will take back all the comments and take a look at how they can incorporate the comments and concerns.

Voucher Approval:

A Motion was made by Mr. Carberry, seconded by Mr. Hetzel to approve the Vouchers (list attached):

All Ayes. Motion carried.

Board Discussion:

The Mayor gave the board an update regarding the Music Hall Fire the building will need to be demolished, the town is looking into a redevelopment plan for the Agway and the Music hall to incorporate both lots as a mixed use.

Adjournment:

There being no further business 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