



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board Special meeting held on November 8, 2016 at 6:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice Chairman Maher called the meeting to order at 6:30pm 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. Jim Kyle was present.

ROLL CALL:

Present: Mayor Kovach, Carberry, Feldmann, Hetzel, Maher, Mellick, Smith, Viotto

Absent: Blanco, Sailer, Schaumburg

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Feldmann, to approve the minutes of October 4, 2016:

All Ayes: **Motion carried.**
Abstain: **Kovach, Maher, Mellick**

Board Discussion:

Mr. Maher advised the board the site plan committee met to review the submission of a Minor Site Plan application for Cellco dba Verizon Wireless and after reviewing the checklist the committee recommends the application be deemed complete.

A Motion was made by Mr. Smith, seconded by Mr. Hetzel to deem the application complete and place the applicant on the December 6, 2016 Land Use Board agenda for a public Hearing.

All Ayes. **Motion Carried.**

Mayor Kovach introduced Mr. Marc Saluk, the Director of Economic Development for Hunterdon County. Mr. Saluk advised the board that he is in the process of implementing a comprehensive Economic Development strategy which will help guide the County's plan for its economic future. The primary concerns are the aging and declining population and the county should look at ways to stimulate

creation of higher wage opportunities. There are three areas of attack one is to create zones within municipalities to create a turn- key process for opening up a new business the goal is to create an incentive to make it quicker and cheaper to start up a business. The second is education within the schools to open up awareness to the types of growth careers for the future and the third is to create an entrepreneurial gardening environment. Mr. Saluk stated that Clinton fits unbelievable well into this model and Clinton could be a prime beneficiary of the program and advised the board to think about this when reviewing the master plan and the redevelopment plan. Mr. Saluk stated he was hoping to have conversations in the future with Clinton in moving this model forward.

Public Hearing for determination of designating a Redevelopment Zone:

Mr. Kyle stated at the last meeting in October the Land Use Board prepared a preliminary investigation report determining what areas in town qualify as an area in need of redevelopment and at that meeting the owner of the Fox Lumber property inquired if all of his properties could be included in the plan. The revised plan dated October 26, 2016 now includes the entire portion of Block 24 Lot 2 and Block 24 lot 10.

Public Comments:

Mr. Paul Kipp who is in the process of acquiring 33 West Main Street inquired if he could get a copy of the plan, Mr. Kyle advised him to contact the board secretary for a copy.

Ms. Norma Kania, 27 West Main Street inquired how the proposal will effect Landsdown Trail, Mr. Kyle stated they will work with the county the goal is to keep the trail intact

Ms. Mullin 35 West Main Street inquired when the plan will be finalized and if you could be removed from the plan. Mr. Kyle commented the preliminary investigation will be sent to council to act on at their December 13, 2106 meeting and if the recommendation is acted on the next steps which will take several months is to come up with a plan for the redevelopment zone. Mayor Kovach added that the town tried to create a continuous area but there is no obligation to conform and that the plan is a non-condemnation plan.

Mr. Balasic, West Main Street stated the bulk of the area is commercial and was concerned with adding more residential, Mayor Kovach replied the goal is to offer a mixed use zone, we are trying to meet our affordable housing obligations and looking to place housing where it is appropriate in town.

There being no further comments the meeting was closed to the public.

A Motion was made by Mr. Hetzel, seconded by Mr. Carberry that the board adopt the resolution recommending to the Governing Body :

1. The Land Use Board of the Town of Clinton finds that the following parcels constitute an “non-condemnation” area in need of redevelopment, according to the criteria set forth in N.J.S.A. 40A:12A-5; Block 11, Lots 15.01 and 17, Block 23, Lots 13 and 13.01, Block 24, Lots 1,2, 3, 6, 8 and 10, A PORTION OF Block 25, Lot 8, and Block 25, Lots 15, 16, 17, 18, 19 and 20, as shown on the Official Tax Map of the Town of Clinton; and

2. The Land Use Board of the Town of Clinton recommends that the delineated area, consisting of the parcels identified at Block 11, Lots 15.01 and 17, Block 23, Lots 13 and 13.01, Block 24, Lots 1,2, 3, 6, 8 and 10, A PORTION OF Block 25, Lot 8, and Block 25, Lots 15, 16, 17, 18, 19 and 20, as shown on the Official Tax Map of the Town of Clinton, be designated an “non-condemnation” area in need of redevelopment by the Governing Body of the Town of Clinton.

Roll Call Vote:

Ayes. Mayor Kovach, Carberry, Feldmann, Hetzel, Maher, Mellick ,Smith, Viotto

Nays:

All Ayes. Motion Carried.

Voucher approval:

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

All Ayes. Motion Carried

There being no further business a Motion was made by Mr. Carberry, seconded by Mr. Hetzel to adjourn the meeting at 7:20pm.

All Ayes. Motion Carried

Respectfully submitted,

Allison Witt
Land Use Administrator