



## TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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### Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board meeting held on February 7, 2017 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Member sworn in:

Ms. Tamara Healy was sworn in.

Chairman Sailer called the meeting to order at 7:00pm and read the "Statement of Adequate Notice" and the "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 the next month's agenda".

#### ROLL CALL:

**Present:** Mayor Kovach, Mr. Carberry, Ms. Healy, Mr. Maher, Mr. Sailer, Mr. Smith, Mr. Viotto

**Absent:** Mr. Blanco, Mr. Feldman, Mr. Mellick, Mr. Schaumburg

**All Ayes: Motion Carried.**

**Chairman Sailer welcomed new member Tamara Healy.**

#### Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mayor Kovach to approve the January 3, 2017 minutes:

**All Ayes. Motion Carried**

#### Resolution for Cellco dba Verizon-14-16 Main Street:

A Motion was made by Mr. Maher, seconded by Mr. Carberry to adopt the Resolution:

#### **Roll Call Vote:**

Ayes: Sailer, Carberry, Kovach, Maher, Smith, Viotto

Nays:

**All Ayes. Motion carried**

#### Board Discussion:

Mayor Kovach advised the board that Mr. Kyle is working on the affordable housing plan and there has been interest in the redevelopment area.

**Per the MLUL Mayor Kovach and Mr. Carberry recused themselves from the remainder of the meeting.**

**Site Plan Committee Report:**

Mr. Maher reported to the board the Committee met to review the application for Jonathon Wall who is proposing to operate a home occupation in a zone that does not allow home occupations. The committee requested that Mr. Wall update the submission with an updated sketch showing parking, an updated sign sketch and cover letter by Thursday February 9, 2017. The committee recommends the application be deemed complete conditioned upon the agreed upon submission.

**Completeness Determination- Block 16 Lot- 21 Water Street- Jonathon wall**

A Motion was made by Mr. Maher, seconded by Mr. Smith, to deem the application complete conditioned on the updated submission:

**All Ayes. Motion Carried**

**Voucher Approval:**

A motion was made by Mr. Smith, seconded by Mr. Maher, to approve the vouchers:

**All Ayes. Motion carried.**

**Adjournment:**

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

**All Ayes. Motion Carried**

Respectfully submitted,

Allison Witt  
Land Use Administrator