



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 April 4, 2017 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 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: Mr. Sailer, Mr. Blanco, Ms. Healy, Mr. Maher, Mr. Mellick, Mr. Smith, Mr. Viotto

Absent: Mr. Carberry, Mr. Feldmann, Mayor Kovach, Mr. Schaumburg,

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Mr. Viotto, to approve the March 21, 2017 minutes:

All Ayes. Motion Carried

Abstain: Maher, Blanco

Site Plan Review Report:

Mr. Maher advised the board the committee reviewed a site plan application submitted by Bank of America to make alterations to the site, everything was in order and the committee recommends the board deem the application complete.

A Motion was made by Mr. Maher, seconded by Mr. Smith, to deem the application for Bank of America Block 22 Lot 19 complete:

All Ayes. Motion carried

The Applicant will be placed on the May 2, 2017 agenda.

Ground Sign Variance- Block 6 Lot 26- 8 West Main Street- Terrance Kilgallen:

Mr. Terrance Kilgallen advised the board he opened a real estate office and would like to install a ground sign to advertise his location. The building is located in the C-1 zone the Clinton House is located to the right of the property and Little One Reruns consignment shop and Ihlings appliance store is located to the left of the property. The ground sign meets the requirements of the ordinance with the exception of the following:

- 1. 50 foot street frontage required-Variance requested for a 40' existing street frontage
- 2. Total height including the upright braces shall not exceed five feet- Variance requested for 6 ½ foot high sign.
- 3. Sign shall be located at least five feet from a street right of way or property line- Variance requested for setback back from right away of 33 ½ inches and 1 foot from the sidewalk.

Mr. Kilgallen compared the area signs in relation to his sign Little Ones Reruns' ground sign has a 50 foot street frontage is 45" from the sidewalk and is 6 foot high, the Ihlings' sign has a 40 foot street frontage is 5 feet from the sidewalk and 65" high. Mr. Kilgallen advised the board the sign will be made of wood, and will not be internally or externally illuminated.

The board discussed the size and location and requested the ground sign be no higher than six feet, the sign panel will be 3 x 2 and will be setback 48" from the sidewalk, Mr. Kilgallen agreed.

A Motion was made by Mr. Smith, seconded by Mr. Maher, to approve the ground sign variance with the following conditions: 40 foot street frontage; six foot high sign including the posts; 3 x 2 sign panel; and a 4 foot setback from the sidewalk.

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Blanco, Ms. Healy, Mr. Maher, Mr. Mellick, Mr. Smith, Mr. Viotto

Nay:

All Ayes. Motion carried.

Administrative Dismissal for Block 21 Lot 34- Site Plan and Variance application for Rite Aid:

Due to the amount of months that the applicant has cancelled the hearing A Motion was made by Mr. Blanco, seconded by Mr. Smith, to dismiss the application without prejudice, when the applicant is ready they will need to reapply and give the proper notice.

All Ayes. Motion carried.

Board discussion:

Mr. Maher inquired if the board would like the site plans to be submitted in PDF form, the board was in agreement they would prefer the PDF version with a few hard copies submitted for the file. The site plan committee will update the checklist.

Voucher approval:

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

All Ayes. Motion carried.

Adjournment

There being no further business a Motion was made by Mr. Blanco, seconded by Mr. Maher to adjourn the meeting at 7:30pm:

All Ayes. Motion carried.

Respectfully submitted,

Allison Witt
Land Use Administrator