



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 Clinton Land Use Board meeting held on September 5, 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. Carberry, Mr. Feldmann, Mayor Kovach, Mr. Maher, Mr. Smith, Mr. Viotto

Absent: Mr. Blanco, Ms. Healy Mr. Mellick, Mr. Schaumburg

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to approve the July 18, 2017 minutes:

All Ayes. Motion Carried
Abstain: Kovach, Feldmann

Site Plan Review Report:

Mr. Feldmann, Mr. Maher, Mr. Smith met to review a Minor Subdivision application submitted by SNG Properties LLC, the submission included a Minor Subdivision Plan application, Far Variance, Lot Area Variance and Sign Variance. The applicant has also submitted a concept plan which is not part of the application but will be used to show the board the proposed use of the new lot if the subdivision is granted. The committee stated the Minor Subdivision was missing item # 12 off the checklist and recommended the board deem the application complete conditioned upon the submission of item # 12 only if Mr. Clerico found is necessary during his review.

Completeness Review- Block 3 Lot 2- SNG properties LLC:

A Motion was made by Mr. Maher, seconded by Mr. Feldmann, to deem the application complete conditioned upon the applicant submitting item # 12 if required to by the Board's professional during the review process:

All Ayes. Motion Carried
Abstain: Kovach, Carberry

The applicant will be placed on the October 3, 2017 agenda

Resolution Approval for Block 3 Lot 2- Cellco Partnership dba Verizon:

A Motion was made by Mr. Smith, seconded by Mr. Viotto, to approve the Resolution as submitted for Block 3 Lot 2- 111 West Main Street:

Roll Call Vote:

Ayes: Feldmann, Sailer, Smith , Viotto

Nays:

All Ayes. Motion Carried

Sign Variance Application- Block 3 Lot 1- Clinton Village LLC:

At the request of the applicant a Motion was made by Mr. Maher, seconded by Mr. Smith, to carry the application to October 3, 2017.

All Ayes. Motion Carried

Board Discussion:

Mayor Kovach gave the board a brief update on COAH and the pending litigation, she advised the board the possible redevelopment areas within the town will give us affordable housing opportunities. Mayor Kovach stated we are moving forward with the affordable housing commitment we are just waiting for the courts final decision on the number of units the Town will have to provide.

Mayor Kovach advised the board that she has been working with the county in gaining funding to streamline the process to help businesses come and stay in town which will bring jobs to the area and be attractive to homebuyers in Clinton. The town is in the process of putting together an Economic Development Committee which will be headed by Councilwomen Sherry Dineen.

Mr. Carberry advised the board the Town is working with DOT in putting in sidewalks along Old Hwy 22 which will give the area more of a connection into town.

Mr. Carberry stated he felt the sign ordinance was cumbersome and asked the board to look at sign ordinance as part of the Master Plan review.

Voucher approval:

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

All Ayes. Motion Carried.

There being no further business a Motion was made by Mr. Maher, seconded by Mr. Sailer to adjourn the meeting at 7:40pm:

All Ayes. Motion Carried

Respectfully submitted

Allison Witt
Land Use Administrator