



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 October 3, 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".

Attorney Caldwell & Mr. Clerico were present:

ROLL CALL:

Present: Mr. Sailer, Mr. Blanco, Mr. Carberry, Mr. Feldmann Ms. Healy, Mr. Mellick, Mr. Smith

Absent: Mayor Kovach, Mr. Maher, Mr. Schaumburg, Mr. Viotto

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to approve the September 5, 2017 minutes:

All Ayes.

Motion Carried

Abstain:

Blanco, Healy, Mellick

Final Site Plan Approval- Eastern Hill LLC- Block 16 Lot 22.02:

Attorney Apgar, Mr. Craig Stires and Mr. Gregg Hewitt were present.

Mr. Craig Stires, was sworn in. Mr. Stires stated he reviewed the comments from Mr. Clericos' letter dated October 1, 2017 some of the items have been completed since the report and the administrative items will be addressed, a new as-built will be submitted to reflect the changes. In regards to Mr. Daniels comments of October 2, 2017 Items # 1 and # 2 have been corrected. Mr. Stires indicated all of the life safety issues have been completed and would request Certificates of Occupancy be granted.

Attorney Apgar asked the board to make as part of their motion that a letter be sent to the building department to allow them to issue Certificates of Occupancy. Attorney Caldwell stated we do not have jurisdiction over the Construction Official, we can advise him that the Land Use Board has no objection to the issuance of Certificates of Occupancy.

A Motion was made by Mr. Carberry, seconded by Mr. Smith to grant Final Site Plan Approval and the board takes no objection to the issuance of Certificates of Occupancy.

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Blanco, Mr. Carberry, Mr. Feldmann Ms. Healy, Mr. Mellick, Mr. Smith

Nays:

All Ayes. Motion Carried.

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

Mr. Dave Slomin was present. The applicant first appeared in June 6, 2017, however due to new members present, and a change of the signage as first presented the applicant will start the application from the beginning.

Mr. Slomin stated he was here tonight to gain approval to install 2 free standing signs at 101 West Main Street, 2 signs are permitted by ordinance with the exception of the phone number which is not permitted and the sign posts exceed the allowable 4 feet.

The entrance signs would be located at the east and west entrance setback approximately 25 feet which exceeds the minimum setback of 15 feet. The height requirements only permit a four foot high sign which includes the posts due to the slope of the land the signs would be buried in the ground if they were to comply. The sign panel will be 4 foot high and 5 foot in width which complies with the ordinance regulations of 20 square feet however to the top of the posts the sign would sit approximately 6 to 7 feet high, depending on the grade of the slope.

Mr. Slomin felt it was important to include the phone number on the signs, many tenants looking to rent have a strong relationship with the community and will be able to see the phone number when driving by to call if interested. The complex does not have an onsite leasing office, so it will be valuable to have the phone number on the sign, it will also be a benefit to the community in case of an emergency. The area is surrounded by office and commercial buildings some of which have their phone numbers on their signs, the board was presented with a group of photographs of adjacent property signs. The sign was modified from the presentation on June 6, 2017 the lettering of the phone number will be made smaller. The other modification was the sign material which will be changed to MDO which is marine grade plywood and with a fiber coating on the outside. Mr. Slomin passed around a sample. Mr. Slomin advised the board there will be no lighting of the signs and they do plan to plant shrubs around the base of the sign. Mr. Blanco suggested that the phone number should be limited to one entrance sign, Mr. Slomin agreed only the east side entrance will include the phone number.

A Motion was made by Mr. Blanco, seconded by Mr. Carberry to approve the sign variance subject to:

- 1). The height of the sign post will not exceed seven feet.
- 2). Only the sign on the east side entrance will include the phone number.
- 3). The sign will not be lit.
- 4). The sign material will be as presented.
- 5). Shrubs will be planted under the base of the sign

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Blanco, Mr. Carberry, Mr. Feldmann Ms. Healy, Mr. Smith

Nays:

Abstain: Mr. Mellick

Six Ayes, One abstention: Motion Carried.

FAR, Minor Subdivision, Sign Variance application for SNG properties LLC- 111 West Main Street- Application carried to November 7, 2017

Board discussion:

Chairman Sailer advised the board on Monday October 23, 2017 there will be a special joint meeting between the Council & LUB to discuss the future needs of affordable housing, it will be held at the fire house, the public is encouraged to attend.

The Board secretary advised the board the town is requesting professional proposals (RFP) for the calendar year 2018, the deadline for submission is October 18, 2017.

Voucher Approval:

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

All Ayes. Motion carried.

There being no further business a Motion was made by Mr. Carberry, seconded by Mr. Feldmann to adjourn the meeting at 7:50pm.

All Ayes. Motion Carried.

Respectfully submitted

Allison Witt
Land Use Administrator