



## 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 November 7, 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, Mayor Kovach, Mr. Blanco, Mr. Carberry, Mr. Feldmann Ms. Healy, Mr. Maher, Mr. Smith, Mr. Viotto

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

#### **Approval of Minutes:**

A Motion was made by Mr. Carberry, seconded by Mr. Blanco Smith, to approve the October 3, 2017 minutes:

**All Ayes.                      Motion Carried**  
**Abstain:                      Kovach, Maher, Viotto**

#### **Sign Variance Application:- Block 11 Lot 18- HCR4 Realty (Baja Burrito)**

Mr. Jay Hannigan from Fast Signs and Stefanie Ranges, the owner were present. Mr. Hannigan advised the board the applicant is opening a restaurant and they are looking to put up the exact same size sign in the same location as the prior tenant, Pizza Como. Several options were discussed none of which seemed to work so we are here tonight to request approval to install a sign on the roof overhang. The sign material will be a durable PVC and will not be lit.

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

#### **Roll Call:**

**Ayes:** Mr. Sailer, Mayor Kovach, Mr. Blanco, Mr. Carberry, Mr. Feldmann Ms. Healy, Mr. Maher, Mr. Smith, Mr. Viotto

**All Ayes.                      Motion Carried.**

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

A Motion was made by Mr. Smith, seconded by Mr. Blanco, to approve the Final Site Plan Resolution for Eastern Hill LLC:

**Roll Call Vote:**

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

Nays:

**All Ayes. Motion Carried.**

**FAR, Minor Subdivision, Sign Variance application for SNG properties LLC- 111 West Main Street- Application- postponed to December 5, 2017**

**Board discussion:**

A Motion was made by Mr. Sailer, seconded by Mr. Viotto, to support the council’s recommendations to purchase the property at 23 West Main Street, Block 25 Lot 19, the old music hall building:

**All Ayes. Motion carried**

Chairman Sailer appointed Ms. Healy, Mr. Smith and Mr. Viotto to conduct the RFP Interviews.

**Voucher Approval:**

A Motion was made by Mr. Maher, seconded by Mr. Carberry, 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 7:25pm.

**All Ayes. Motion Carried.**

Respectfully submitted

Allison Witt  
Land Use Administrator