



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

(908) 735-8616 FAX (908) 735-8082

Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board reorganization meeting and regular meeting held on January 2, 2018 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Members sworn in:

Ken Carberry, Sherry Dineen, Steve Feldmann, Matt Maher, Tamara Healy and Donna Van Weeren

Secretary Allison Witt called the Reorganization 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. Dineen, Mr. Feldmann, Mr. Maher, Mr. Sailer, Mr. Smith, Ms. Healy, Ms. Van Weeren

Absent: Mr. Mellick, Mr. Viotto

Election of Chairman:

A Motion was made by Mr. Carberry, seconded by Mr. Maher, to nominate Mr. Sailer as Chairman for 2018.

All Ayes. Motion Carried.

Chairman Sailer proceeded to run the meeting.

Election of Vice Chairman:

A Motion was made by Mayor Kovach, seconded by Mr. Carberry, to nominate Mr. Maher as Vice Chairman for 2018:

All Ayes. Motion Carried.

Appointment of Board Attorney- Resolution # 18-01

A Motion was made by Mr. Maher, seconded by Mr. Carberry, to adopt the Resolution appointing Kathryn Razin as the Board's Attorney for the 2018 calendar year

All Ayes: Motion Carried.

Be it Resolved that Kathryn J. Razin, Esq. from Stickel, Koenig, Sullivan & Drill LLC is hereby appointed to serve as the Land Use Board Attorney for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory legal services for the year 2018 for the Town of Clinton Land Use Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the provisions of N.J.S.A. 10:44A-20.4 or 20.5 as appropriate.

Now Therefore, Be Resolved by the Town of Clinton Land Use Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Kathryn J. Razin Attorney for 2018.

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Engineer: Resolution # 18-02

A Motion was made by Mr. Carberry, seconded by Mayor Kovach adopt the Resolution appointing Robert Clerico from Van Cleef Engineering as the Board Engineer for the 2018 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that Robert Clerico is hereby appointed to serve as the Land Use Board Engineer for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Engineering services for the year 2018 for the Town of Clinton Land Use Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the provisions of N.J.S.A. 10:44A-20.4 or 20.5 as appropriate.

Now Therefore, Be resolved by the Town of Land Use Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Robert Clerico, Engineer for 2018.

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Planner: # 18-03

A Motion was made by Mr. Carberry, seconded by Ms. Dineen, to adopt the Resolution appointing James Kyle from Kyle Planning & Design as the Board Planner for the 2018 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that James Kyle is hereby appointed to serve as the Land Use Board Planner for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Engineering services for the year 2018 for the Town of Clinton Land Use Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the provisions of N.J.S.A. 10:44A-

20.4 or 20.5 as appropriate.

Now Therefore, Be resolved by the Town of Land Use Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with James Kyle, Planner for 2018.

Notice of this action shall be printed once in the Hunterdon Review.

Committee Appointments:

Site Plan Committee:

Mr. Feldmann, Chairman, Mr. Maher, and Mr. Smith to serve on the Site Plan Committee. The Site Plan Committee will meet on an as needed basis.

Master Plan Committee:

Mr. Carberry, Mr. Feldmann, and Mr. Mellick will serve as the subcommittee to review the Master Plan and the town ordinances for consistency; Mr. Kyle will start to review the housing element.

Designation of Meeting Nights:

The board will continue to meet on the first Tuesday of each month at 7:00pm and the third Tuesday of the month for any carry over items.

All Ayes. Motion Carried.

Designation of the Official Newspaper:

The Hunterdon Review, the Hunterdon Democrat, the Courier News to serve as the official newspapers:

All Ayes. Motion Carried.

Adoption of the Town of Clinton Land Use Board Public Meeting Act Resolution # 18-04:

A Motion was made by Mr. Carberry, seconded by Mr. Smith to adopt Resolution #18-04:

All Ayes. Motion Carried.

A Motion was made by Mr. Carberry, seconded by Mayor Kovach to adjourn the Reorganization Meeting at 7:15pm.

All Ayes. Motion Carried.

Regular Meeting of Town of Clinton Called to Order at 7:15pm:

Chairman Sailer wished everyone a Happy New year.

Approval of Minutes:

A Motion was made by Mr. Carberry seconded by Mr. Smith, to approve the December 5, 2017 regular and executive session minutes

**All Ayes. Motion Carried
Abstain: Dineen, Van Weeren**

Resolution approval for Minor Subdivision with variances for SNG Properties LLC Block 3 Lot 2:

A Motion was made by Mr. Maher, seconded by Mr. Feldmann to approve the Resolution with the following amendment:

Exhibit B second paragraph- change ten (10) percent to twenty (20) percent set aside

Roll Call Vote:

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

Nays:

All Ayes. Motion carried.

Adoption of 2017 Annual Report:

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to adopt the 2017 annual report

All Ayes. Motion carried.

Board Discussion:

Chairman Sailer welcomed Ms. Razin, Esq to the board, Ms. Razin thanked the board and offered her services to run an informal session to go over questions and procedures.

Chairman Sailer announced the resignation of Mr. Blanco and Mr. Schaumburg, and welcomed new members Council Representative Sherry Dineen, Mr. Carberry as a Class II member and Ms. Donna VanWeeren.

Mayor Kovach announced that all board members will receive a clintonnj.gov email address that should be used for Land Use Board business.

Voucher Approval:

A motion was made by Mr. Carberry, 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 7:30pm

All Ayes. Motion Carried

Respectfully submitted,

Allison Witt
Land Use Administrator