



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 March 6, 2018 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. Carberry, Mr. Feldmann, Mr. Sailer, Mr. Smith, Mr. Viotto, Ms. VanWeeren

Absent: Ms. Healy, Mr. Maher. Mr. Mellick
Mayor Kovach & Council Women Ms. Dineen were unable to participate

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Ms. Dineen, to approve the February 6, 2018 minutes:

Abstain: Mr. Carberry

Site Plan Committee report:

Mr. Feldmann and Mr. Smith reviewed a Use Variance and Site Plan submission for Block 21 Lot 27. Mr. Feldmann recommended the application be deemed complete.

Completeness Review- Block 21 Lot 27- Jamison C. Taylor LLC:

A Motion was made by Smith, seconded by Mr. Carberry, to deem the application complete:

All Ayes. Motion Carried

A Public hearing will be scheduled for May 1, 2018

Resolution #18-06- Endorsement of Town Council Action:

A Motion was made by Mr. Viotto seconded by Mr. Smith, to adopt Resolution # 18-06:

Roll Call Vote:

Ayes: Feldmann, Sailer, Smith, Viotto, Van Weeren

All Ayes. Motion carried.

Board Discussion:

The board received a copy of the Governing Body's Resolution # 60-18 requesting the Land Use Board look at a section of town to determine if it meets the redevelopment criteria.

A Motion was made by Mr. Carberry, seconded by Mr. Viotto, to authorize Jim Kyle to prepare a preliminary investigation study for the Land Use Board to determine if the block and lots outlined in Resolution # 60-18 is in an area that meets the criteria as an area which is in need of redevelopment.

All Ayes: Motion carried.

Mr. Carberry advised the board that he was advised by the Board Attorney that he was not able to discuss any issues pertaining to the Moebus Tract for two reasons; one being he lived within 200 feet of the development and second he was involved with a group of concerned residents regarding the development of the Moebus Tract. Mr. Carberry stated because a portion of the land will be deeded to the town his property no longer falls within 200 feet of the Moebus Tract and he had been advised by Council to no longer participate in the group. The group is investigating buying the residential portion of the property. Mr. Carberry stated he just wanted to make clear what his involvement was. Chairman Sailer commented that the issue was his involvement with the group and being a voting Land Use Board member.

Voucher Approval:

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

All Ayes. Motion carried.

There being no further business a Motion was made by Mr. Carberry, seconded by Mr. Viotto, to adjourn the meeting at 7:15pm.

Respectfully Submitted,

Allison Witt
Land Use Administrator