



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 April 3, 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: Ms. Dineen, Mr. Carberry, Mr. Maher, Mr. Sailer, Mr. Smith,

Absent: Mayor Kovach, Mr. Feldmann, Ms. Healy, Mr. Mellick, Ms. VanWeeren, Mr. Viotto

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to approve the March 6, 2018 minutes:

Ayes: All Ayes

Abstain: Ms. Dineen, Mr. Maher

Waiver of Site Plan Request- Block 14 Lot 2- 27 Center Street – Yellow Dog Paddle :

Mr. Michael Herman applicant was present. Mr. Herman advised the board he would like to open up a kayak / canoe rental shop with a small retail space in the bottom space at 27 Center Street, which was previously used as office space. The main part of the business will focus on the rentals, with a small space devoted for retail. Due to the location and the potential for flooding the kayaks will be stacked in the rear of the building under the deck and will be secured to the deck posts at night. The signs proposed are an A-frame sign, window signs and decorative stenciling on the deck posts. Mr. Herman advised the board all the required insurance for the rentals will be acquired.

A Motion was made by Mr. Carberry, seconded by Ms. Dineen, to approve the Waiver of Site Plan subject to the following conditions:

Applicant to receive all necessary change of use permits and approvals through the construction office and the approval is subject to standards conditions relating to the application including but necessarily limited to sign permit approvals, Board of Health approvals if applicable, payment of all outstanding

fees, escrow and permits and any other outside agency approvals that may be necessary.

All Ayes. Motion carried.

Waiver of Site Plan request- Block 14 Lot 2- 27 Center Street- Vikki Healey Properties:

Ms. Simone Healy, applicant was present. Ms. Healy would like to open up a family owned real estate office on the first floor at 27 Center Street, which was formally a retail store. The family has an office in North Jersey and would like to open a small office in Clinton. Ms. Healy advised the board she will be the Broker and Manager of the office and expects to have 2- 4 agents working with her. The office will be open 7 days a week and the hours will vary as needed. The proposed signage will be a hanging sign on the front porch, a flat wall sign on the side of the building wall. Customers will need short term parking and will be directed to use the public lots.

A Motion was made by Mr. Carberry, seconded by Mr. Maher, to approve the Waiver of Site Plan subject to the following conditions:

Applicant to receive all necessary change of use permits and approvals through the construction office and the approval is subject to standards conditions relating to the application including but necessarily limited to sign permit approvals, Board of Health approvals if applicable, payment of all outstanding fees, escrow and permits and any other outside agency approvals that may be necessary.

All Ayes. Motion carried.

Voucher Approval

A Motion was made by Mr. Carberry, seconded by Ms. Dineen, to approve the voucher list:

All Ayes. Motion carried.

There being no further business a Motion was made by Mr. Carberry, seconded by Maher, to adjourn the meeting at 7:30pm.

All Ayes. Motion carried.

Respectfully submitted,

Allison Witt
Land Use Administrator