



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 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. Maher, Ms. Healy, Mayor Kovach, Mr. Sailer
Mr. Smith, Ms. Van Weeren, Mr. Viotto

Absent: Ms. Dineen, Mr. Mellick

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Viotto, to approve the October 2, 2018 minutes:

All Ayes:

Motion carried

Abstain:

Sailer, Maher, Van Weeren

Waiver of Site plan- Block 22 Lot 16- 38 Old Hwy 22- Basil Bandwagon.

Mr. Ralph Celabre and Ms. Susan Haase, applicants were present. The applicants are looking to expand their business into the adjoining space, which was previously a chiropractor's office. The applicant plans to remove the interior non-bearing wall, which will give Basil Bandwagon another 1,000 SF of retail space. The space will accommodate additional shelving, a cooler and produce case. The total commercial space open to the public for the building is 3,000 SF the parking regulations require 17 spaces the site currently has 30 spaces therefore, the parking needs have been meet. Ms. Haase stated she plans to use the existing chiropractor's backlit sign, the board indicated the town is trying to move away from backlit signs however, it is grandfathered in.

A Motion was made by Mr. Carberry, seconded by Ms. Healy, to approve the waiver of site plan and permit the expansion of Basil Bandwagon:

All Ayes.

Motion Carried.

Board Discussion:

Jim Kyle and Beth McManus were present. Jim advised the board Beth McManus will now be partnering with his firm. Beth McManus was previously from Clarke Caton Hintz, the board's previous Planner she had a vital role in writing the Town's 2008 Master Plan. Beth introduced herself to the new members on the board.

Mr. Kyle advised the board the last Master Plan was completed in 2008 and the update needs to be done every 10 years. Mr. Kyle is in the process of putting together a simple report to meet the Town's statutory requirements, next year the major focus will be on planning. The report will address the disconnect between the Master Plan and the Towns' Ordinances, the more comprehensive planning will come next year. The board will need to review the draft at their December 4, 2018 meeting and if everyone agrees, the Public Hearing will be scheduled for Tuesday December 18, 2018.

Voucher Approval:

A Motion was made by Mr. Carberry, seconded by Mr. Viotto to approve the vouchers for November 2018:

All Ayes. Motion Carried:

Adjournment:

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

All Ayes. Motion Carried.

Respectfully Submitted,

Allison Witt
Land Use Board Administrator