



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 December 4, 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. Sailer, Mr. Carberry, Ms. Dineen, Mr. Feldmann, Mr. Mellick,
Ms. Healy, Mr. Smith, Ms. Van Weeren, Mr. Viotto

Absent: Mayor Kovach, Mr. Maher

Mr. Jim Kyle was present

Approval of Minutes:

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

All Ayes:

Motion carried

Abstain:

Dineen, Mellick

Board Discussion:

The board decided the reorganization and regular meeting would be held on January 15, 2019,

Application for Final Site Plan – Ansuya Riverbend LLC- **Carried to January 15, 2019.**

Master Plan Workshop:

Jim Kyle advised the board the object tonight is to go through the draft copy of the Master Plan Reexamination Report to discuss any modification or changes and to answer any questions. The goal is to prepare a final version for adoption at the December 18, 2018 meeting. Jim Kyle advised the board the state requires a reexam of the Master Plan every 10 years in which this report will fulfill the statutory requirement but the real work will come next year when the Land Use Board gets into the planning stages. In addition to the draft report, Mr. Kyle stated some suggested guidelines from the Historic Commission have been incorporated as an appendix 1. The board will need to decide if they wish to include the CHPC recommendations that include an applicant obtaining a Certificate of Appropriateness

(COA) from CHPC before proceeding forward with any construction work. Mr. Kyle added the board can recommend the changes but ultimately it is the Governing Body's decision if they wish to adopt an ordinance.

The board reviewed the draft Master plan and made some small editorial changes, they also requested the standards for the R-2A zone be left in the master plan, the board members went through the recommended changes in the Land Use Ordinance section in detail. The board also agreed that it was important to include the guidelines recommended by the Historic Commission, including the Certificate of Appropriateness.

Mr. Kyle stated he would take all the comments, recommendations and changes incorporate them into the draft for the Public Hearing on December 18, 2018. Copies will be placed on file Friday Morning.

Public Comment:

Mr. Walter Wilson was in the audience and asked the board to consider age restricted townhomes as a permitted use on the Fallon Tract in the OB-4 Zone, he felt it was a good ratable with no impact on the school. In addition, he asked the board to start the redevelopment planning including incorporating a microbrewery and distillery into the plan.

Voucher Approval:

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

All Ayes. Motion Carried.

Adjournment:

There being no further business a Motion was made by Mr. Smith, seconded by Feldmann to adjourn the meeting at 8:55pm.

Respectfully submitted,

Allison Witt
Land Use Administrator