



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 February 5, 2019 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: Mayor Kovach, Ms. Dineen, Mr. Feldmann, Ms. Healy, Mr. Sailer, Mr. Smith,
Ms. VanWeeren

Absent: Mr. Viotto. Mr. Mellick,

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Ms. Dineen, to approve the January 15, 2019 minutes:

All Ayes. Motion Carried
Abstain Kovach

Waiver of Site Plan- Block 12 Lot 4.01- 12 East Main Street Chun Park

Mr. Chun Park, tenant was present. Mr. Park advised the board he is renting the space that used to be the bookstore. His Tae Kwon Do studio is located on the East Main Street side and the space on the Old Highway 22 side is vacant, he would like to open up a café. The café will serve coffee, teas, cold drinks and limited food that will be cooked only by electric plug in appliances, such as toasters, no kitchen, ovens, venting or hoods will be installed. The café will be run by his wife and will be open when the studio is closed. The main access to the café will be from Old Hwy 22, however customers can access through the East Main Street entrance. The board advised Mr. Park he will need to contact the Board of Health for approval and submit change of use permits through the construction office.

A Motion was made by Mayor Kovach, seconded by Mr. Feldmann, 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 standard 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, permits, and any other outside agency approvals that may be necessary.

All Ayes. Motion carried.

Board Discussion:

Chairman Sailer announced Mr. Maher's resignation, the board accepted with regret.

Mayor Kovach gave the board a brief update. At the fairness hearing the plan was approved, the council has 120 days to hold a completeness hearing and once approved it will become part of the Master Plan. The next step will be to work on the redevelopment plans, the housing element and the redevelopment plans are driving the Master Plan. Once both are completed, the next step is to work on the Master Plan.

The Mayor advised the board there is interest in the A&P property, which Jim Kyle will work with the developer on the plan. Mayor Kovach also advised the board there is some interest in the Fallon Property along Route 31 South, which was previously approved for an office building.

Voucher Approval

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

All Ayes. Motion carried.

There being no further business a Motion was made by Mayor Kovach, seconded by Mr. Smith, to adjourn the meeting at 7:40pm.

All Ayes. Motion carried.

Respectfully Submitted,

Allison Witt
Land Use Administrator