



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 June 18, 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".

Attorney Katie Razin and Mr. Jim Kyle were present

ROLL CALL:

Present: Chairman Sailer, Ms. Dineen, Mr. Feldmann, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Mellick (arrived at 7:20pm)

Absent: Mayor Kovach, Ms. Healy, Ms. Van Weeren, Mr. Viotto

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Mr. Feldmann, to approve the June 4, 2019 regular and executive session minutes:

All Ayes. Motion Carried
Abstain: Ms. Dineen

Public Hearing for determination of designating a redevelopment zone in the C-4 Zone:

Mr. Kyle gave an overview of the Preliminary Investigation Report for Old Highway 22 dated June 6, 2019. Mr. Kyle advised the board the Governing Body adopted Resolution # 60-18 asking this board to determine the boundary area, if the board feels the parcels outlined in his report meet the redevelopment criteria the next step would be to make a recommendation to the Governing Body recommending they declare the area as an area in need of redevelopment. The study consists of 16.8 acres and all the lots front Old Highway 22. Mr. Kyle went through each lot in the study (shown on page 15- table 2 of the report) and summarized why each lot meets the redevelopment criteria. Mr. Kyle stated as we trend to a walkable community, this area is an extension of Main Street and all the parcels with the exception of Lot 26 are necessary for effective redevelopment. Mr. Kyle stated lot 26 is the only lot that does not fall under the criteria; the lot fronts Center Street and he recommends lot 26 not be included in the designation of the redevelopment zone.

Mr. Snider inquired what this means to property owners in the designation, Mr. Kyle responded this is non-condemnation; this just creates an opportunity that a property owner can choose or not choose to take. If the investigation is recommended to the Governing Body and adopted this board will be responsible for creating the new zoning for this area. The most important part is to create a new zoning scheme that does not force a property owner to participate but creates an opportunity for each owner. Mr. Snider is concerned with bringing more residential into the area and wondered if the infrastructure can handle more housing. Mr. Kyle commented while during the planning process this is something the board should consider. Mr. Feldmann commented we need to study the area while coming up with the redevelopment plan so it will be a viable plan.

Open to the Public:

Walter Wilson inquired if lot 29 which is the single lot behind Napa was included in the study; Mr. Kyle stated it was not included in the Governing Body’s Resolution however it is something we can look at later.

Mark Lazowsky owner of lot 21 Lot 34 asked how does non-condemnation work, Mr. Kyle replied this can present you with an opportunity or you can choose to do nothing at all. Mr. Lazowsky commented this sounds like a positive thing rather than a negative,

Mr. Valenta, owner of Investors Bank Lot 28, questioned if the bank use would be permitted to continue, Mr. Kyle replied the designation of the redevelopment area will not change your ability to continue with what you are doing now.

There being no further questions or comments the meeting was closed to the public.

A Motion was made by Mr. Smith, seconded by Mr. Feldmann, to recommend to the Governing Body that the delineated area on figure 4 of the Preliminary Investigation report dated June 6, 2019 should be determined to be a redevelopment area by the Governing Body.

Roll Call Vote:

Ayes: Chairman Sailer, Ms. Dineen, Mr. Feldmann, Mr. Lubsen, Mr. Smith, Mr. Snider,

Nays:

All Ayes. Motion Carried

Attorney Razin will draft up a resolution.

There being no further business A Motion was made by Ms. Dineen, seconded by Mr. Smith, to adjourn the meeting at 7:55pm.

All Ayes. Motion Passed.

Respectfully submitted

Allison Witt
Land Use Board Administrator