



## 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 August 6, 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:** Chairman Sailer, Mr. Feldmann, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Mellick. Ms. Van Weeren

**Absent:** Mr. Viotto

**Abstain:** Per the MLUL Mayor Kovach, Ms. Dineen were not present.

#### Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Mr. Lubsen, to approve the June 18, 2019 minutes:

**All Ayes. Motion Carried**

**Abstain: Ms. Healy, Ms. Van Weeren**

#### Site Plan Review Report:

Mr. Feldmann advised the board the Site Plan Committee reviewed a Minor Site Plan Application for PNC Bank the items submitted were in order. The application was deemed complete, public hearing to be scheduled for September 3, 2019.

#### Resolution #19-08- Recommendation for a redevelopment designation –Old highway 22 Corridor:

A Motion was made by Mr. Smith, seconded by Mr. Feldmann, to adopt the Resolution for the redevelopment designation:

#### **Roll Call Vote:**

**Ayes:** Sailer, Feldmann, Lubsen, Smith, Snider

**Nays:**

**All Ayes.**

**Motion Passed.**

**Resolution #19-09- Approval for Preliminary & Final Major Subdivision- AMBE Holdings LLC- Block 14 Lot 32:**

A Motion was made by Mr. Feldmann, seconded by Ms. Healy, to adopt the Resolution for AMBE Holding LLC Block 14 Lot 32 with conditions:

**Roll Call Vote:**

Ayes: Sailer, Feldmann, Healy, Lubsen, Smith, Snider

Nays:

**All Ayes. Motion Passed.**

**Resolution #19-10- Approval for D Variance & Minor Site Plan –Clinton United Methodist Church- Block 15 Lot 4:**

A Motion was made by Ms. Healy, seconded by Mr. Lubsen, to adopt the Resolution for Clinton United Methodist Church-Block 15 Lot 4 with conditions:

**Roll Call Vote:**

Ayes: Sailer, Feldmann, Healy, Lubsen, Smith, Snider

Nays:

**All Ayes. Motion Passed.**

**Board Discussion:**

The Board inquired about the next steps in regards to the Master Plan and the redevelopment zones, Ms. Healy the liaison to the Environmental Commission stated the Environmental commission will be providing input when we are at the planning stage. The Board Secretary will reach out the Jim Kyle to ask him to update the board members at the September meeting.

**Voucher Approval:**

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

**All Ayes. Motion Passed.**

**Adjournment:**

There being no further business a Motion was made by Mr. Lubsen, seconded by Mr. Smith, to adjourn the meeting at 7:20pm:

**All Ayes. Motion Passed.**

Respectfully submitted,

Allison Witt  
Land Use Administrator