



TOWN OF CLINTON
INCORPORATED APRIL 5, 1865
43 Leigh St., P.O. Box 5194
Clinton, N.J. 08809-5194
(908) 735-8616 FAX (908) 735-8082

PLANNING BOARD

Minutes of the Town of Clinton Planning Board held on December 1, 2009 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice Chairman McGuire called the meeting to order at 7:30pm and read the “Administrative Statement” and the “Statement of Adequate Notice”:

“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 10:30pm with all items not concluded to be carried over to next month’s agenda”.

“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”.

Roll Call:

Present: Hetzel, Insel, Maher, McGuire, Perez,

Absent: Gallagher, Hendricksen, Rogan, Trepkau

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to approve the November 17, 2009 minutes:

All Ayes. Motion Carried.

Sign Ordinance Review:

Mr. Maher advised the board that after reviewing the sign ordinance in detail the Master Plan Committee recommends several changes:

1. In order to make a provision to allow for hanging signs the definition of the wall sign should be changed to “ **A sign, which is generally parallel to a wall and is either affixed to that wall or suspended beyond the wall but not beyond the perimeter of the building footprint.** The board was in agreement with the change.
2. Under 88-64 N. (4) Temporary signs add **Section C** to use the same wording from section (6) B and change only the title to read “**On-Site Temporary special event signs.**”
3. Under 88-64 N. (6) (b) – **delete commercial, industrial or office zone.** This would allow signs advertising offsite events in all zones.
4. Under 88-64 N. (6) (c) – replace Municipal Clerk with **Zoning Officer.**

Mr. Maher advised the board on July 1, 2009 the board had been sent a copy of a letter from Clinton United Methodist Church requesting the board revise the permanent and temporary sign ordinance for churches within a residential zone to allow them to follow the same guidelines for signs within a commercial zone.

Matt advised the board that by changing # 2 it would address some of the concerns about temporary signs allowing the churches to advertise for on site special events. The board was in agreement that adding the change in # 2 would address the concerns of onsite temporary signs at the Community Center and churches. In regard to permanent signage the board agreed they did not want to intrude on a residential area by allowing larger signs and if a church needed a larger sign they could apply to the Board of Adjustment which would be handled on a case by case basis.

Mr. Maher will put the final changes together for the board's recommendations to Mayor & Council at the next meeting.

Smart Growth Update Report:

Mrs. Insel advised the board that in January the Smart Growth Committee will be looking at the Wargo Tract. The property is considered a Brownfield site and the board will be looking into Brownfield grants. One possible use for the site is to create a park like area which would include parking and a boat launch area. Mrs. Insel stated there are different options available to create parking, which doesn't include pavement. The Smart Growth will be gathering all the information and will bring back to the Planning Board next year.

Correspondence:

The board is in receipt of a letter from EBI Consulting dated November 20, 2009, inviting the Historic Commission to comment on the historic impacts of a cell tower on 19 West Main Street. Mrs. Insel advised the Board the Historic Commission is scheduled to meet next week and will be putting comments together and will send a copy to the Planning Board.

RFP Proposals:

Mr. Cutter asked the Planning Board to give him the board recommendations on which professionals they will be using next year. The board is happy with the professionals at this time and is intending to use the same professionals.

There being no further business, a Motion was made by Mr. Maher, seconded by Mr. Perez, to adjourn the meeting at 8:35pm.

Respectfully submitted,

Allison Witt
Land Use Administrator