



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on July 5, 2011 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallagher 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: Gallagher, Feldmann, Hendricksen, Hetzel, Insel, McGuire, Rogan

Absent: Maher, Perez

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mrs. Insel, to approve the June 7, 2011 minutes

All Ayes. Motion Carried. Abstain: McGuire

Memorilization of Resolution for Preliminary & Final Site Plan Application- Block 1 Lot 60 & 60.01- Country View Builders:

Carried to August 2, 2011

Site Plan Review report- Block 22 Lot 19- Bank of America:

Chairman Gallagher advised the board the Site Plan Committee met with the applicant to go over the applicant's submission, the Site Plan Committee recommends the application be deemed complete.

A Motion was made by Mrs. Insel, seconded by Mr. Hetzel, to deem the application complete:

All Ayes. Motion Carried.

Application on the agenda for public hearing on August 2, 2011.

Board of Adjustment Update:

Mr. Feldmann reported the Board of Adjustment memorialized the subdivision and variance approval for Kathleen Morriello at their meeting on June 27, 2011.

Master Plan Update:

Mr. McGuire reported he was working on the outdoor seating ordinance and one issue involves allowing dogs. Mr. McGuire stated the Board of Health does not permit dogs or similar pets in commercial eating areas. Mr. Hetzel suggested rather than this being a local enforcement issue the pet issue should be left to the county to enforce, the board agreed. Mr. McGuire stated he will have a draft ordinance at the next meeting.

Town Update:

Mrs. Insel reported the Lower Center Street project will be pushed back until early next year; the project includes water, sewer, resurfacing and curbs. The Town is looking into the cost of the sidewalks.

Historic Preservation Commission Update:

Mr. Feldmann reported the commission is looking at a demolition ordinance and after further research it appears the Town of Clinton Master Plan has no substance in allowing the Historic Preservation Commission to set up the ordinance. Mr. Feldmann suggested if you want the Historic Preservation Commission to move forward and draft the ordinance then the Master Plan should be changed. Chairman Gallagher suggested they draft the guidelines to present to the Planning Board, and the Planning Board will take it from there. The Planning Board would like to see separate guidelines for demolition and changes to the facade.

Highlands Update:

Mrs. Insel advised the letter received from the Highlands outlines the money the town will be allocated, the next step is to work with the Town Planner.

Board Discussion:

The Board members discussed various issues throughout the town in regard to construction work and site work. Chairman Gallagher advised the board the issues are outside the Planning Board's control and any member of the board can act as an individual, if they have an issue and question they can contact the town to address their concerns.

Chairman Gallagher announced that Sean Rogan will remain on the Planning Board as the Mayor's designee.

Mr. Hetzel advised the board that after reviewing the zoning map it appears the zoning lines runs thru several properties. Mr. Hendricksen commented that he believed the zoning map has been revised to reflect the changes. The board secretary will contact Mr. Clerico to confirm the last changes.

Voucher Approval:

A Motion was made by Mr. Hetzel, seconded by Mr. Feldmann, to approve the attached voucher list:

All Ayes. Motion Carried.

There being no further business a Motion was made by Mr. Hendricksen, seconded by Mr. Hetzel, to adjourn the meeting at 8:45pm.

Respectfully submitted,

Allison Witt
Land Use Administrator