



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on September 6, 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".

Attorney William Caldwell was present

Roll Call:

Present: Gallagher, Feldmann, Hendricksen, Hetzel, Insel, Maher, McGuire,

Absent: Perez, Rogan

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire, to approve the August 2, 2011 minutes

All Ayes. Motion Carried. Abstain: Feldmann

Memorialization of Resolution for Preliminary & Final Site Plan Application- Block 22 Lot 19

Bank of America:

A Motion was made by Mr. Hendricksen, seconded by Mr. Hetzel, to approve the resolution for Bank of America:

Roll Call Vote:

Aye: Gallagher, Hendricksen, Hetzel, Insel, Maher, McGuire,

Nay:

All Ayes. Motion carried.

Extension Request for Final Site Plan Approval- Z&F Associates LLC Block 18 Lot 5:

The Board received a letter from Lloyd Tubman, Attorney for Z&F Associates LLC requesting an additional one-year extension on their Final Site Plan Approval.

A Motion was made by Mr. Hetzel, seconded by Mr. Hendricksen, to approve the request for a one-year extension on the Final Site Plan approval for Z&F LLC, approval to expire on October 2, 2012:

Roll Call Vote:

Aye: Gallagher, Feldmann, Hendricksen, Hetzel, Insel, Maher, McGuire,

Nay:

All Ayes. Motion carried.

Proposed Out- Seating Ordinance:

Chairman Gallagher acknowledged receipt of a letter from the Guild regarding their input on the proposed ordinance. The board discussed the proposed ordinance and whether there was a need for a new ordinance or just an amendment to the design standard section in the code book outlined in section 88-53F (4). The Board discussed the liability and the need for the Town to be protected and discussed implementing some insurance guidelines.

Attorney Caldwell stated he would prefer the outdoor seating ordinance be under a police power ordinance rather than a land use ordinance, if under a land use ordinance it may create a class of land use rights. The Board agreed and will be drafting a letter to council recommending an Outdoor Space Licensing Ordinance under the enforcement of the Police Department.

Committee Updates:

Mr. Feldmann advised the board the draft demolition ordinance is almost complete, it will be forwarded to the board members for review and comments within the next few weeks.

Voucher Approval:

A Motion was made by Mr. Hetzel, seconded Mr. Hendricksen, 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. Maher to adjourn the Meeting at 8:40pm:

All Ayes. Motion Carried.

Respectfully submitted,

Allison Witt
Land Use Administrator