



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on June 7, 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, Maher, Perez, Rogan

Absent: McGuire

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mrs. Insel, to approve the May 3, 2011 minutes

All Ayes. Motion Carried. Abstain: Hendricksen

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

Attorney Walter Wilson was present. Attorney Wilson requested some changes to the Resolution therefore; the Memorilization of the Resolution will be carried to the July 5, 2011.

Request for Exemption from Site Plan- Nail Salon Block 10 Lot 5- Michael VU:

Mr. Michael Vu, applicant was present. Mr. Vu advised the board that he would like to open up a nail salon at 18 Main Street. Mr. Vu met with the Site Plan Committee and they had expressed concerns regarding venting. Mr. Vu advised the board he has two options; venting or an air purifying system, he was not sure what would be required. Mr. Vu supplied the board with a cut sheet of the venting specifications; the vent opening would be 6”. The question arose whether venting would trigger a Minor Site Plan application under alterations to the façade or roof. Mr. Hendricksen commented the venting will not change the façade or roof structure, the venting is not considered a structural change and should not fall under a Minor Site Plan. Mr. Vu indicated the interior will have 5 nail stations and 5 pedicure stations, there will be five employees and the proposed hours of operation will be 9:30am – 7:30pm.

Mr. Vu advised the board he will be providing a handicap bathroom and acknowledged that he will be applying for construction permits. Mr. Vu was advised to apply for sign permits.

A Motion was made by Mr. Hendricksen, seconded by Mrs. Insel, to grant the applicant an exemption from site plan for the Nail Salon:

All Ayes. Motion carried.

Request for Exemption from Site Plan- Expansion of Coffee shop -Block 11 Lot 16 - A. Piazza:

Mr. Walter Hetzel excused himself from the meeting.

Mr. Anthony Piazza, applicant was present. Mr. Piazza advised the board he was looking to take over the coffee shop space at 51 Main Street, the new coffee shop would occupy the original coffee shop space and also would expand into the frame shop and gallery area. Mr. Piazza stated there used to be plywood to separate the rooms and the plywood will be removed to open up the area. Mr. Piazza advised the board the previous coffee shop had outside seating and the seating will remain the same. The board was concerned with the flood zone and asked Mr. Piazza to conform to the flood zone requirements. Mr. Piazza stated there will be no cooking only a convection oven will be used to reheat and warm frozen baked goods. Mr. Piazza stated he expects to have approximately 5 employees, and hours of operation from 6:00am to 9:00pm. There is presently a shared 6 yard dumpster on site which will be serviced by Smith Brothers twice a week, if the need arises Mr. Piazza can add a third pickup date. Most deliveries will be early in the morning so as not to interfere with the patrons in the seating area, the board advised Mr. Piazza to comply with the ordinance as far as time frame of deliveries. The Board advised Mr. Piazza he would have to apply for construction and sign permits.

Mr. Hendricksen commented that he recalled the original approval in 1985 required the owner of 49-51 Main Street to provide an updated building plan anytime there was a change in tenancy. The board secretary will research the original approval.

A Motion was made by Mr. Hendricksen, seconded by Mrs. Insel, to grant the waiver of site plan request for the expansion of the coffee shop subject to the following conditions:

1. Confirmation of the original site plan requirements and if required an updated plan reflecting the current tenant layout of the building.
2. All other permits, local, county and state.

All Ayes. Motion Carried.

Proposed Outdoor Seating Ordinance:

The proposed ordinance is tabled for future discussion

Smart Growth Update:

Mrs. Insel is working on a website for the town that will gear towards economic development. A survey will be mailed out in a few months which will give the committee an idea of what people want to see and have in Clinton. In addition, the Committee is looking to host an open house between commercial developers and real estate agents to showcase the open land in Clinton. Mr. Rogan suggested the committee coordinate the meet and great date when a special event is going on in town.

Board Discussion:

Mr. Hendricksen advised the board that due to recent work demands he will be traveling extensively therefore he might be resigning from the Planning Board. The board asked Mr. Hendricksen to reconsider since he is a valuable member with a wealth of knowledge to the board.

Mr. Gallagher thanked Mayor Schaumburg for her service. Mrs. Insel stated the Mayor has done a wonderful job for the town. As Mayor she has brought in a lot of grant money and a lot of publicity for the Town of Clinton and thanked her for her service.

Voucher Approval:

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

All Ayes. Motion Carried.

There being no further business A Motion was Made by Mr. Maher, seconded by Mrs. Insel to adjourn the meeting at 8:55pm.

Respectfully submitted,

Allison Witt
Land Use Administrator