PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on September 4, 2012 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: Feldmann, Hetzel, Insel, Mayor Kovach, Maher, McGuire, Perez, Rogan
Absent: Gallagher

Attorney William Caldwell & Carl Hintz were present.

Approval of Minutes:
A Motion was made by Mr. Hetzel, seconded by Mr. Perez, to approve the August 7, 2012 minutes with the following change: *Page 2 section 2.5- replace the word pals with pails.*

                                        All Ayes.   Motion Carried.

Minor Site Plan Hearing for Block 10 Lot 15- 20 Leigh Street –Steven Ackaway:
Mr. Steve Ackaway, applicant was sworn in.

Mr. Ackaway went through the updated information that Mr. Hintz suggested at the last meeting.

1. The plan now shows the garbage location. Mr. Ackaway stated he originally wanted to store the garbage inside a separate building but was advised the Board of health would not approve the interior location. The revised area will have a four inch pad of concrete that will hold two 35 gallon containers to house garbage & recyclables, the area will have a stockade fence enclosure with a gate.

2. The lighting specs have been submitted the lights will be under the canopy and shine downwards.

3. The plan has been revised to show the interior and exterior seating.

4. Hours of operation will be 9am-9pm with some flexibility in the winter and summer months.

Mr. Hetzel questioned the exterior seating; Vice Chairman McGuire stated the board has made it clear that any exterior seating would require a separate application. Mr. Ackaway acknowledged that he would reapply for exterior seating at a later time.

Mr. Hintz advised the board that he received all the updated requested information and his comments are as follows:

1. Exterior refuge and recyclable area is acceptable.
2. Interior counter area and seating subject to building code compliance.
3. Lighting should include full cut off shields so the light will be contained within the shield.
4. Sign will be in compliance with the sign ordinance.

Mr. Hetzel stated the area between the parking lot and Main Street is a highly traveled area and he would prefer to see some light spillage from the shields more light than less light would be preferred. Mr. Ackaway stated the only lights proposed at this time will be placed under the canopy facing downwards and suggested when he applies for the exterior area he will address any additional needs for lighting at that time. The board thought that was reasonable.

There being no further testimony or questions, a Motion was made by Mayor Kovach, seconded by Mr. Hetzel, to approve the retail use for the interior first floor of the carriage house for Block 10 Lot 15:

Roll Call Vote:
Ayes: Feldmann, Hetzel, Insel, Mayor Kovach, Maher, McGuire, Perez, Rogan
Nays:

                                                        All Ayes.   Motion passed.

Mr. Ackaway was advised the next step would be to apply for the construction permits.

There being no further business a Motion was made by Mr. Rogan, seconded by Mr. Hetzel to adjourn the meeting at 7:50pm.

                                                        All Ayes.   Motion Passed.

Respectfully submitted,

Allison Witt
Land Use Administrator