



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on February 5, 2013 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallagher called the meeting to order at 7:00pm 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 10:00pm 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, Mayor Kovach, Feldmann, Hetzel, Maher, McGuire, Perez, Rogan

Absent:

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Feldmann to approve the minutes of January 15, 2013 meeting:

All Ayes.

Motion carried.

Abstain:

Maher, Perez, Rogan

Memorialization of Resolution for Block 22 Lot 17:

The following corrections were made to the Resolution:

1st page- last paragraph change *north* to *northeast*.

2nd page- last paragraph delete *Chinese takeout* and replace with *Bo Bo's Kitchen*.

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire, to adopt the Resolution for Block 22 Lot 17:

Roll Call Vote:

Ayes: Gallagher, Feldmann, Hetzel, McGuire, Mayor Kovach

Nays:

All Ayes.

Motion carried.

Exemption from Site Plan request- Block 11 Lot 19- Geraldo Padilla:

Mr. Padilla advised the board he is looking to relocate the Art of Barbering shop which is located on Leigh Street to 5 Old Highway 22. The new space, which is adjacent to Pizza Como, used to be a jewelry store and he is here tonight to seek approval for a change of use. The new space will be approximately 475 SF, no interior changes are proposed and a total of four barbers will be employed. Mr. Padilla stated in addition to the parking spaces in front of the building, Pizza Como rents parking spaces

in the adjacent lot next to the building.

A Motion was made by Mr. Hetzel, seconded by Mr. Feldmann, to approve the waiver of site plan for the change of use for Block 11 Lot 19 to allow a barber shop conditioned upon the applicant receiving all necessary change of use permits and approvals through the Town of Clinton construction office and the approval is subject to standard conditions relating to the application including but not necessarily limited to sign permit approvals, Board of Health approvals, payment of all outstanding fees, escrow and permits and any other outside agency approvals that may be necessary.

Roll Call Vote:

Ayes: Gallagher, Feldmann, Hetzel, Maher, McGuire, Mayor Kovach, Perez, Rogan
Nays: **All Ayes. Motion carried**

Mr. Hetzel recused himself from the remainder of the meeting.

Exemption from Site Plan request for Block 10 Lot 10- Deborah Holzherr:

Ms. Holzherr is the owner of Dickens Lane Jewelers and she is looking to relocate the business to 12 Lower Center Street. The space the jewelry store would like to occupy is in the three annex buildings which are connected by hallway ramps. The main house is approved as office use and Ms. Holzherr is seeking approval for mercantile in the adjoining annex buildings. Ms. Holzherr stated as part of her lease she will be designated five parking spaces, three spaces in front of annex # 3 and two other spaces in the lot. The business will have one full time employee and three part-time employees, the employees will park in the Municipal lot on Water Street. The board inquired if there were wheel stops in front of the annex building, Ms. Holzherr stated that due to aesthetic reasons the three parking spaces in front of the annex building will not be stripped, signed and no wheel stops will be installed. The board is concerned with the safety of vehicles parking in front of the annex building and suggested that no vehicles be allowed to park in front of the building. Ms. Holzherr stated she understood the concerns and would comply.

A Motion was made by Mayor Kovach, seconded by Mr. Perez, to approve the waiver of site plan for the change of use to allow a Jewelry store to occupy the space in annex building 1, # 2 and # 3, conditioned upon the agreement that no vehicles shall be allowed to park in front of the annex building and upon the applicant receiving all necessary change of use permits and approvals through the Town of Clinton construction office and the approval is subject to standard conditions relating to the application including but not necessarily limited to sign permit approvals, Board of Health approvals, payment of all outstanding fees, escrow and permits and any other outside agency approvals that may be necessary.

Roll Call Vote:

Ayes: Gallagher, Feldmann, Maher, McGuire, Mayor Kovach, Perez, Rogan
Nays: **All Ayes. Motion carried.**

Voucher approval:

A Motion was made by Mayor Kovach, seconded by Mr. Maher to approve the attached voucher list:
All. Ayes. Motion carried.

There being no further business a Motion was made by Mr. Feldmann, seconded by Mr. McGuire, to adjourn the meeting at 8:00pm: **All Ayes. Motion carried.**

Respectfully submitted,

Allison Witt, Land use Administrator