



## **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, 2005 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

**Present:**

Cagno  
Harrison  
Hendricksen  
Jones-Holt  
Kovach  
Schultz  
Smith  
Wiant

**Absent:**

Gallagher

Attorney Joseph Novak and Carolyn Neighbor PP from Schoor DePalma were present

Chairman Wiant 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".

**Approval of Minutes:**

A Motion was made by Mrs. Jones-Holt, seconded by Mr. Cagno, to approve the minutes of June 7, 2005

**All Ayes.**

Abstain:

**Motion Carried.**

Harrison, Kovach, Smith

**Van Cleef Correspondence:**

The board received a letter from Robert Clerico dated June 3, 2005 recommending the Board retain the services of a Geotechnical Consultant.

A Motion was made by Mr. Smith, seconded by Mrs. Kovach, to retain the services of Mellick & Tully as the board's Geotechnical Consultant.

**All Ayes.**

**Motion Carried.**

**Resolution- Amendment to Master Plan to Adopt Housing Element & Affordable Housing Plan:**

A Motion was made by Mr. Hendricksen, seconded by Mrs. Jones-Holt to adopt the Resolution for the Fair Share Housing Plan, Housing Element, and the Spending Plan:

**All Ayes. Motion Carried.**

**Exemption from Site Plan – Block 24 Lot 1- 15 West Main Street / Cyrus Apgar:**

Attorney Guy Wilson was present.

Mr. Apgar, applicant advised the board that he is proposing a change of use from retail to office space at 15 West Main Street. Mr. Apgar testified that the traffic generated from the change of use should decrease. The applicant is proposing 5 employees and the site can accommodate 5 parking spaces.

A Motion was made by Mr. Smith, seconded by Mr. Harrison, to grant the exemption from site plan and allow office space in place of retail:

**All Ayes. Motion Carried.**

**Exemption from Site Plan – Block 11 Lot 14- 43 Main Street / Rossi & Kayler:**

Mrs. Kayler advised the board that they are looking to expand the retail business on the second floor. The apartment on the second floor has been vacated and they would like to move the dressing room and displays to the second floor. The only changes will be the addition of an interior staircase.

A Motion was made by Mr. Smith, seconded by Mrs. Kovach, to grant the exemption from site plan and allow the expansion of the retail business to the second floor.

**All Ayes. Motion Carried.**

**Master Plan Committee Update Report:**

Carolyn Neighbor advised the board that the committee would like the board to consider adding a minor site plan application procedure and adding some modifications to the Industrial Tract.

Carolyn Neighbor advised the board that the minor site plan procedure will apply when an application involves only minor alterations to an existing building. The minor site plan application should help expedite the application process. The board agreed to include on the checklist a requirement that the applicant will provide notice pursuant to MLUL.

A Motion was made by Mr. Cagno, seconded by Mrs. Jones-Holt, to recommend the adoption of the Minor Site Plan procedures to the Council.

**All Ayes. Motion Carried.**

Carolyn Neighbor stated that there had been numerous discussions regarding the Industrial Tract and in keeping with prior discussions the proposed changes to the tract are outlined in the handout the board has received. The handout proposes deleting the section that allows warehouses and wholesale distribution centers and to allow recreational and sports facilities as permitted uses. The Industrial Tract proposal includes two different alternatives to limit the traffic impact. The first alternative would limit the amount of vehicles by setting an absolute number of trips that would be allowed and the second alternative would be based on a percentage of volume.

The board discussed the impact of deleting the warehouse and distribution centers from the Industrial Zone and how the board would enforce the traffic limitations in alternative one or two of the proposal.

Mr. Cagno stated that the committee will re- exam the uses and the traffic controls at the next meeting, which will be July 19, 2005.

**Correspondence:**

The board is in receipt of a letter from Sal Latino dated June 29, 2005, which was forwarded, to Mr. Clerico and Attorney Novak for their review .

There being no further discussions a Motion was made by Mr. Harrison, seconded by Mrs. Kovach, to adjourn the meeting at 9:20pm.

Respectfully submitted,

Allison McGinley  
Board Secretary