



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on November 14, 2005 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Present:

Gallagher
Hendricksen
Jones-Holt
Kovach
Smith
Walton

Absent:

Cagno
Schultz
Wiant

Vice Chairman Hendricksen 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 Mr. Smith, seconded by Mrs. Jones-Holt, to approve the minutes of November 1, 2005

All Ayes. Motion Carried.
Abstain: Kovach

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

Mary Kaylor and Anne Rossi applicants were present.

Ms. Rossi advised the board that she was here to gain approval to include a café area in the front half of the retail store on the first floor and to expand the retail use on the second floor to allow a dressing room area in the enclosed deck.

Ms. Rossi stated that her lot is 3310.502 SF and the building is 2858.05 SF which calculates the FAR at 0.8633% and the zone allows 87% FAR.

Ms. Rossi advised the board the café will serve coffee and prepared foods such as paninni, frozen deserts and cookies. Ms. Rossi added that the foods will not be cooked on premises only warmed up by means of a microwave or self-venting oven. The café portion will also include tables and chairs, a preparation counter, refrigerator and a three bay sink, which has preliminary approval from the Board of Health. Ms. Kaylor added that in regard to the garbage they plan to have 2 enclosed garbage cans, which will be located next to the garage area on site. Ms. Rossi stated that her primary business will be retail clothing and the reason for the café is to attract business into the store.

Vice Chairman Hendricksen questioned the FAR calculations and Ms. Kaylor replied that she had included the garage area which is 321 SF in her calculation and if you reduce the garage SF which is not part of the FAR calculations the FAR is reduced to 77.32%.

Mrs. Kovach moved to open the meeting to the public for questions and comments.

All Ayes.

Mr. John Baka, 21 Water Street, inquired about the exit areas out of the building, the Board of Health approval and the percentage of the coffee shop that would be takeout. Ms. Kaylor replied that the building will have three exits the main entrance, the first floor rear exit and the second floor rear exit, they have received preliminary approval from the board of health and in regard to takeout Ms. Kaylor stated that is hard to predict at this time.

Mr. Robert Larson, owner of Clinton 5 & 10, stated that he tried to open up a pizza café two years ago and the merchants including Mary Kaylor were all opposed to it and wondered why the board would approve this application when she was against a café opening up two years ago.

Ms. Nicole Gill, owner of Dani & Jonny's, stated she was concerned with the impact this application would have on the downtown area, her concerns included double parking, traffic, food deliveries, garbage, odors, and attracting more kids into the town at night. Ms. Gill stated she would like the board to consider a full site plan for this application.

Mr. Todd Pender, 137 Center Street, commented that this is a tough issue and he felt the more the town has to offer the more people will stay in town.

Mrs. Christine Schaumburg, 21 Halstead Street, questioned why the pizza café was required to go for full site plan two years ago and Mr. Gallagher responded that the board had questions on the ventilation and the structural changes that were proposed and in order to make a further determination the board thought that a full site plan would be necessary. Mr. Gallagher added that the pizza café applicant choose to withdraw his application.

Mr. Peter Pender, Clinton Canoe, stated that he was concerned about censorship and that if this was permitted in the zone the applicant should be able to move forward.

Mrs. Dena Pender, Clinton Canoe, advised the board that she was here tonight to support the application.

Ms. Mary Quintlet, owner of "Things we Like", commented that she was concerned this would draw more kids hanging around in the downtown area and that she felt there was no need for another café.

Mr. Pat McGuire, 94 Center Street, stated he was concerned about public health issues and questioned if the local or county policing mechanisms were in place. Vice Chairman Hendricksen replied that any food operation must meet the County Board of Health Requirements.

There being no further questions, a motion was made by Mrs. Jones-Holt, seconded by Mr. Walton, to close the meeting to the public:

All Ayes. Motion Carried.

A Motion was made by Mr. Smith, seconded by Mrs. Jones-Holt, to grant an exemption from site plan to allow a café on half of the first floor and to permit the expansion of the dressing room area onto the second floor enclosed deck area.

Roll Call Vote:

Ayes: Gallagher, Hendricksen, Jones-Holt, Kovach, Smith, Walton

Nays:

6 - 6 Motion Passed.

Board Discussion:

The board would like Carolyn Neighbor and John Leonard to give them their definition of what constitutes a “change of Use” which will be discussed at the December meeting.

The Site Plan Committee will meet on December 13, 2005 at 6:45pm to review the final subdivision plans for Hunterdon Capital.

There being no further business a motion was made by Mr. Gallagher, seconded by Mr. Smith, to adjourn the meeting at 8:30pm.

All Ayes. Motion Carried.

Respectfully submitted,

Allison McGinley
Planning Board Secretary