



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on April 3, 2007 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallagher 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: Baka, Gallagher, Harrison, Insel, McGuire, Schaumburg,

Absent: Hendricksen, Tranquilli

Approval of Minutes:

A Motion was made by Mr. McGuire, seconded by Mrs. Harrison, to approve the minutes of March 6, 2007:

All Ayes. Motion Carried.
Abstain: Insel

2007 Re-Examination Report Discussion:

Beth McManus stated that the final draft has been distributed to the board members and tonight the objective is to get any final comments and suggestions from the board members so that the report will be ready for adoption at the May meeting. Mrs. Insel suggested that on page 6 the report should indicate the commuter bus parking lot is in Clinton Township and on page 7 Mrs. Insel questioned if the standards should be spelled out in the report. Ms. McManus responded that the reexamination report lays the foundation and the standards will be clarified at a later time. Mayor Schaumburg requested that on page 7 the second paragraph change the word *creation* and replace it with *introduction in the Spring 2007*.

Beth advised the board that she will incorporate the revisions and the next step is for the Planning Board to adopt the report at the May 1, 2007 meeting.

Public Comment:

A Motion was made by Mr. Baka, seconded by Mayor Schaumburg, to open the meeting to the public and there being no public comment a Motion was made by Mrs. Insel, seconded by Mr. Baka, to close the meeting for public comment:

All Ayes. Motion Carried.

Smart Growth Committee Update:

Mrs. Insel advised the board that the next meeting is scheduled for April 12, 2007. The committee is waiting to hear on the date for the charette meeting which should be sometime in June. Mrs. Insel advised the board that the charette meeting will be an all day event, which the whole town will be invited to participate in. The meeting will have a dozen experts from the State, DOT, and Planners who will look at the whole community and provide input on what is best for development in the town. Mrs. Insel stated having the community involved and providing input is valuable and at the end of the day we will have a fabulous plan that can be incorporated into the Master Plan.

Sign Discussion:

Chairman Gallagher commented that presently the Sign Committee is working on a new sign ordinance and at this time he suggested it would be helpful if the merchants could provide us with some feedback on their current thoughts on signs before the Sign Committee finalizes the ordinance.

A Motion was made by Mrs. Insel, seconded by Mayor Schaumburg, to open the meeting to the public for discussion:

All Ayes. Motion Carried.

Carol Beder from Heartstrings commented that at the last Sign Committee meeting there seemed to be a general understanding that there is a need for some type of temporary signs. The ordinance can address a size limitation and amount limitation and the look of the sign needs to be addressed.

Whitney Wetherhill, West Main Street, commented that the ordinance can define requirements of a temporary sign based on size and material type and that Mr. Leonard's office should be able to issue a permit based on the temporary sign requirements.

Beth McManus stated the Sign Committee is working on the sign ordinance, which is 75% complete. The Committee has been working on allowing temporary signs and they are presently working on some legal concerns raised by the Town Attorney before presenting the final draft.

Mr. McGuire thought it would be helpful to have a definition section attached to the ordinance that defines what a temporary sign means.

Mark, Metropolitan Seafood, inquired how window signs were addressed. Ms. McManus replied that window signs are permitted using a set formula and size of lettering, presently the draft ordinance outlines that window signs cannot exceed 50% of one window and is limited to no more than 10% of the total window area. Mayor Schaumburg inquired if a glass door was considered a part of the window sign calculations. Ms. McManus replied they had not discussed glass doors and she will bring it back to the committee to discuss. Chris Pollaco, Picture Perfect, commented that he felt 10% was too restricted. Ms. McManus stated 10% is only in the C1 & C2 Zone and that his business is in the C-4 zone, which would allow 20% coverage.

Mark, Metropolitan Seafood, inquired how the open signs were addressed. Beth McManus replied that the open signs would be part of the window signs and that neon open signs are prohibited. Mark felt there was a need for lit open signs in the C-4 zone, it helps the consumer who is driving by to know whether the store is open. Mark added that the signs do not have to be neon there are many other types of lighted signs that can be used.

Mr. McGuire felt the ordinance should address signs that are lit all night long. Ms. McManus responded that the new ordinance is addressing the type of lighting and the times. Mark from Metropolitan Seafood stated that his sign lights are on all night for security reasons. Mayor Schaumburg stated if the Committee wants to address a time constraint with security lights that it should be discussed with the Chief of Police first.

Chairman Gallagher stated that he felt downtown Clinton looks a lot better without all the temporary signs out and asked if the merchants could use projecting signs as an alternative to temporary signs.

Mayor Schaumburg stated she would like the Sign Committee to incorporate door windows into the sign ordinance and look at different types of lit open signs. Mayor Schaumburg stated she will not support an ordinance that is unreasonable and will not support an ordinance that will hurt the small businesses in town. The ordinance we have now is not enforceable and it is extremely subjective. The Sign Committee has listened to the merchant's concerns and suggestions and at the end of the day we will have a good compromise.

There being no further comments a Motion was made by Mayor Schaumburg, seconded by Mr. McGuire, to close the meeting to the public:

All Ayes. Motion carried.

Beth McManus advised the board that the next Sign Committee meeting is scheduled for April 9, 2007 and at that time the Committee hopes to finalize the ordinance and present it to Council and the Planning Board.

Chairman Gallagher asked for a volunteer from the Planning Board to serve as the liaison to the Environmental Commission, Mrs. Michelle Harrison volunteered.

There being no further business a Motion was made by Mrs. Insel, seconded by Mr. McGuire, to adjourn the meeting at 8:45pm:

All Ayes. Motion carried.

Respectfully submitted,

Allison McGinley
Land Use Administrator