



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board meeting held on February 20, 2024 at 7:30pm. The meeting of the Town of Clinton changed the location to the Clinton Fire Department at 1 New Street Clinton NJ 08809.

Chairman Sailer called the meeting to order at 7:30pm and read the "Statement of Adequate Notice" and the "Administrative Statement".

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".

"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 the next month's agenda".

Attorney Katie Razin, Mr. Robert Clerico and Mr. Jim Kyle were present.

ROLL CALL:

Present: Mr. Sailer, Mr. Carberry, Mr. Devita, Ms. Dineen, Mayor Kovach, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Viotto.

Absent: Mr. Bruno

Approval of Minutes:

A Motion was made by Mr. Carberry seconded by Mayor Kovach, to approve the January 2, 2024 minutes.

All Ayes.

Motion Carried

Abstain:

Bruno, Lubsen

Resolution for Block 29.02 Lot 17 1 Goosetown Drive -C2 Variance for covered front porch:

A Motion was made by Mr. Carberry, seconded by Mr. Viotto, to approve the Resolution for 1 Goosetown Drive:

Roll Call Vote:

Ayes: Sailer, Carberry, Devita, Smith, Snider, Viotto

Nays:

All Ayes.

Motion passed

Stormwater Control Ordinance review and recommendation:

Mr. Clerico advised the board the Town of Clinton adopted the last Stormwater Ordinance in 2021 and since that time the state has implemented new updated regulations. The Town Ordinance models the State Ordinance, the council has up to July 2024 to adopt the revisions. Mr. Clerico summarized the revisions.

A Motion was made by Mayor Kovach, seconded by Mr. Smith, to recommend the Governing Body adopt the revised stormwater control ordinance:

Roll Call Vote:

Ayes: Sailer, Carberry, Dineen, Lubsen, Smith, Snider

Nays:

All Ayes.

Motion Passed.

Public Hearing # 7- Clinton Moebus 34 LLC “Clinton Commons”- Preliminary and Final Subdivision for a 3 lot Subdivision and Preliminary Site Plan approval for Block 14 Lot 32 – 65 ½ Center Street:

Attorney Howard Apgar, Mr. Wayne Ingram, PE, and Mr. Bhaskar Halari consulting Engineer and Principal were present.

Chairman Sailer advised the board and the public that tonight we will hear public comments and went over the procedures to be followed tonight.

Public Comments: the following members spoke and were sworn in.

Jonathon Wall 21 Water Street; Sharon Dysart 9 Hancock Street; David Wiant 78 Center Street; Lisa Intrabartola 19 Georges Place; Laura Burr 26 Union Road; Whitney Whetherill 41 Park Drive; George Tiboni 41 West Main Street; Megan Johnson 4 Hillside Drive; Damian Ryan 1 Riverbend Drive; Kelly Boyd 93 Center Street; Jean Pierson 2 Halstead Street; Phil Franzone 47 Center Street; Ron Gelok 48 Brunswick Avenue; Angelo Yacone 25 Georges Place; Jay Joyce 55 Center Street; Will Miskha 146 Center Street; Norma Kania 27 West Main Street; Luke Jacob 1 Central Avenue; Scott Velivis 101 Center Street; Margaret Yousef 23 Georges Place; Phil Weaver 40 Halstead Street; Al Imbimbio 10 Marudy Drive; Sherry Meissner 34 Rachel Court.

The public spoke about their concerns -Stormwater concerns; grandfathering in old regulations and not using the current state stormwater regulations; flooding; traffic flow; plans to demo the existing building on site; blasting; drilling; lighting; pedestrian access along Central Avenue; stormwater basin; commercial signs and light spillage; access to the cemetery, the impact of an additional eagles nest found on site; closing of Georges Place; limestone; sinkholes; agreements made with property owners regarding fencing and landscaping to be incorporated into the resolution of approval; ongoing maintenance obligations; location of the fast food restaurant; dumpster location; detention pond; affordable housing plans; the timing of the affordable housing; vehicle safety on and off Route 31; environmental concerns; bonding requirements; assurance site will be completed once started; concerns with unknown tenants; impacts to Georges Place, Central Avenue and Center Street; noise contamination; impervious coverage; placement of the commercial buildings; site light pollution; development adding to the flooding and destruction; outdated regulations being grandfathered in; peaceful community eroding the character of the town; negative impacts of the development; overdevelopment of the site; pollution of the streams; additional strain on the school system; public service strain; environmental impacts; cemetery damage from blasting; home damage from blasting; truck traffic and noise. The public stated this will be a detriment to the town and are concerned with the impact of the development.

Mr. Kyle stated he would look into the impact of the additional Eagles nest and would report back at the next meeting.

Attorney Razin noted the items that were agreed upon between the applicant and the homeowners and they will be included in the resolution of approval.

Due to the time frame Public Comments ended at 9:55pm and will continue at the next hearing. Attorney Apgar granted an extension of time to act until March 19, 2024.

The Meeting for Clinton Moebus “Clinton Commons” will be carried to March 19, 2024 at the Fire House with a 7:30pm start, no further notice is required.

Voucher Approval:

A Motion was made by Mayor Kovach, seconded by Mr. Viotto, to approve the vouchers:

All Ayes. Motion Carried.

There being no further business a Motion was Made by Mr. Carberry, seconded by Mr. Viotto to adjourn the meeting at 10:00pm

All Ayes. Motion Carried

Respectfully submitted,

Allison Witt
Land Use Administrator