



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 June 6, 2017 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Sailer called the meeting to order at 7:00pm 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".

ROLL CALL:

Present: Mr. Sailer, Ms. Healy, Mr. Mellick, Mr. Schaumburg, Mr. Smith, Mr. Viotto

Absent: Mr. Blanco, Mr. Carberry, Mr. Feldmann. Mayor Kovach, Mr. Maher

Approval of Minutes:

A Motion was made by Mr. Smith, seconded by Mr. Schaumburg, to approve the May 2, 2017 minutes:

All Ayes. Motion Carried

Abstain: Healy, Viotto

Site Plan Committee Report:

Mr. Smith advised the board he reviewed the application submission for NY SMSA Limited Partnership dba Verizon Wireless they are looking to put an antenna on the rooftop of the Holiday Inn. The applicant has applied for a Height Variance and Site Plan. Mr. Smith stated everything appears to be in order and recommends the application be deemed complete.

A Motion was made by Mr. Smith, seconded by Mr. Viotto to deem the application complete:

All Ayes. Motion Carried.

Public Hearing will be scheduled for Tuesday July 18, 2017

Minor Site Plan Resolution Approval for Bank of America Block 22 Lot 19- 50 Old Highway 22:

A Motion was made by Mr. Smith, seconded by Mr. Schaumburg, to approve the resolution for Bank of America:

Roll Call Vote

All Ayes: Sailer, Mellick, Schaumburg, Smith

Nays:

All Ayes. Motion Carried.

Sign Variance Application- Block 3 Lot 1- Clinton Village LLC:

Mr. David Slomin applicant was present, the following items were submitted into evidence:

- A1 Application package
- A2 Affidavit of Service & Proof of publication
- A3 200 Foot Certified mailings
- A4 Tax certification

Mr. Slomin was here to seek approval to install two ground signs at each entryway into the complex, the variance request is for the height of the sign and the inclusion of the phone number on the signs. Mr. Slomin stated the ordinance does not allow signs in the residential zone to advertise a phone number on the sign, we would like to advertise our phone number to attract tenants and to let them know we are there. The sign material will be alumalite which is durable and unlike wood will not rot. The panel color of the sign will be ivory with black vinyl letters and the black posts will be made out of vinyl and will have a cap on top. The signs will be set back from the road approximately 25 feet the ordinance requires a minimum of 15 feet.

Mr. Schaumburg inquired what is the positive criteria for allowing the signs, Mr. Slomin stated the signs will look aesthetically pleasing, we have used the same signs in other historic communities, the material of the sign is better than plywood in which plywood over a period of time fades out. Mr. Schaumburg voiced his concerns over the proposed material and stated the wood signs around town are more aesthetically pleasing and was concerned that placing the phone number on the sign now makes the sign look more like an advertising billboard type sign. Mr. Slomin replied they run an affordable complex and it is not in our budget to offer luxury type signs. The sign facade will have a flat panel, the font will fit in with the town’s historic nature, the post could be changed to wood posts but the alumalite panel is much more durable than wood base. The sign panel will be 3/8 inch thick each side and will be bonded with a metal sheathing . The board expressed concerns with the material and the advertisement of the phone number. Mr. Slomin stated he did not realize the sign material would be an issue and he felt the phone number was important for emergency services but would be open to suggestions on how to redesign the sign with the phone number perhaps smaller.

The board suggested the applicant relay the boards concerns to the sign designer and come up with some different options. The board asked the applicant to come back to the next meeting with some samples of the proposed sign material, the exact setback of the sign, different options on how to display the phone numbers.

A Motion was made by Mr. Smith, seconded by Mr. Viotto, to carry the hearing to July 18, 2017:

All Ayes. Motion Carried.

Public Comment:

Ms. Winnie Scuterri stated she was in favor of the sign, the phone is helpful and the area is surrounded by the commercial zone.

Voucher Approval:

A Motion was made by Mr. Smith, seconded by Mr. Schaumburg to approved the vouchers:

All Ayes. Motion Carried

There being no further business a Motion was made by Mr. Schaumburg, seconded by Ms. Healy, to adjourn the meeting at 7:50pm:

All Ayes Motion carried

Respectfully submitted,

Allison Witt
Land Use Administrator