



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board reorganization meeting and regular meeting held on January 3, 2012 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Secretary Allison Witt called the Reorganization 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".

Oaths of Office:

Mr. Steve Feldmann, Mr. Walter Hetzel, Mr. Matthew Maher, Mr. Sean Rogan were sworn in.

ROLL CALL:

Present: Mayor Kovach, Gallagher, Feldmann, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Absent:

Election of Chairman:

A Motion was made by Mrs. Insel, seconded by Mayor Kovach, to nominate Mr. Gallagher as Chairman for 2012.

All Ayes. Motion Carried.

Chairman Gallagher proceeded to run the meeting.

Election of Vice Chairman:

A Motion was made by Mayor Kovach, seconded by Mrs. Insel, to nominate Mr. McGuire as Vice Chairman for 2012:

All Ayes. Motion Carried.

Appointment of Board Attorney:

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to appoint William Caldwell as the Board's Attorney for the 2012 calendar year

All Ayes. Motion Carried

Be it Resolved that William Caldwell, Esq. from Carter, Van Rensselaer & Caldwell is hereby appointed to serve as the Planning Board Attorney for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory legal services for the year 2012 for the

Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with William Caldwell, Attorney for 2012.

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to adopt the Planning Board Professional Resolution for William Caldwell from Carter, Van Rensselaer & Caldwell:

Roll Call:

Ayes: Mayor Kovach, Gallagher, Feldmann, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Nays: **All Ayes. Motion Carried.**

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Engineer:

A Motion was made by Mayor Kovach, seconded by Mr. Hetzel to appoint Robert Clerico from Van Cleef Engineering as the Board Engineer for the 2012 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that Robert Clerico is hereby appointed to serve as the Planning Board Engineer for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Engineering services for the year 2012 for the Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Robert Clerico, Engineer for 2012.

A Motion was made by Mayor Kovach, seconded by Mr. Hetzel, to adopt the Planning Board Professional Resolution for Robert Clerico from Van Cleef Engineering:

Roll Call:

Ayes: Mayor Kovach, Gallagher, Feldmann, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Nays: **All Ayes. Motion Carried**

Notice of this action shall be printed once in the Hunterdon Review.

Appointment of Board Planner:

A Motion was made by Mrs. Insel seconded by Mr. Feldmann, to appoint Carl Hintz from Clarke, Caton & Hintz as the Board Planner for the 2012 Calendar Year:

All Ayes. Motion Carried.

Be it Resolved that Carl Hintz from Clarke, Caton & Hintz is hereby appointed to serve as the Planning Board Planner for the Town of Clinton and;

Whereas there exists a need for the performance of the statutory Planner services for the year 2012 for the Town of Clinton Planning Board and;

Whereas funds are or will be made available for this purpose to be certified by the local finance officer and;

Whereas the contract for Professional Services was awarded pursuant to the Fair and Open Process.

Now Therefore, Be Resolved by the Town of Clinton Planning Board as follows:

The Mayor and Council are hereby authorized and directed to execute an agreement with Carl Hintz, Planner for 2012.

A Motion was made by Mrs. Insel, seconded by Mr. Feldmann, to adopt the Planning Board Professional Resolution for Carl Hintz from Clarke, Caton & Hintz:

Roll Call:

Ayes: Mayor Kovach, Gallagher, Feldmann, Hetzel, Insel, Maher, McGuire, Perez, Rogan

Nays: **All Ayes. Motion Carried.**

Notice of this action shall be printed once in the Hunterdon Review.

Committee Appointments:

Site Plan Committee:

Mr. McGuire to serve as Chairman, Mr. Feldmann, Mr. Hetzel to serve on the Site Plan Committee. Mr. Maher to serve as an alternate. The Site Plan Committee will meet on the third Tuesday of each month on an as needed basis.

Master Plan Committee:

Mr. Rogan to serve as Chairman, Mrs. Insel, Mr. Maher, and Mr. Perez to serve on the Master Plan Committee. Meetings of the Master Plan will be held on the third Tuesday of each month on an as needed basis.

Designation of Meeting Nights:

The board will continue to meet on the first Tuesday of each month at 7:30pm and the third Tuesday of the month for any carry over items, with one exception the Planning Board will not meet on July 3, 2012 and will hold its regular meeting on the third Tuesday July 17, 2012 (copy of schedule attached).

All Ayes. Motion Carried.

Designation of the Official Newspaper:

The Hunterdon Review, the Hunterdon Democrat, the Courier News and the Hunterdon County Online

News to serve as the official newspapers:

All Ayes. Motion Carried.

Adoption of the Town of Clinton Planning Board By Laws:

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire to adopt the Town of Clinton Planning Board Bylaws:

All Ayes. Motion Carried.

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to adjourn the Reorganization Meeting at 7:50pm.

All Ayes. Motion Carried.

Regular Meeting of Town of Clinton Called to Order at 7:50pm:

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. McGuire, to approve the December 6, 2011 minutes:

All Ayes. Motion Carried. Abstain: Mayor Kovach, Mrs. Insel, Mr. Maher, Mr. Rogan

Exemption from Site Plan request- Block 10 Lot 5- Hair Salon:

Mr. Patrick Hardy & Mrs. Danielle Hardy, applicants were present. Mr. Hardy advised the board they are here tonight to request permission to open up a hair salon at 20 Main Street. The hair salon is a permitted use but a change in use from what was their prior. The hair salon will be open Tuesday thru Saturday, there will be two employees per shift, there will be two sinks and four stations, a small retail space to sell hair products will be located in the front. Chairman Gallagher inquired about the four parking spaces in the rear; Mr. Hardy responded the four spaces are not for clients they are shared by the three tenants of the building. Mr. Feldmann inquired about the signage; Mr. Hardy responded that all signs will be in concurrence with the Town regulations.

A Motion was made by Mr. McGuire, seconded by Mr. Hetzel to grant a waiver of site plan to permit a hair salon at 20 Main Street:

All Ayes. Motion Carried.

Board Discussion:

Mr. Gallagher advised the board that he would like to interview for an alternate engineer in case there is a conflict in the future. Mr. Maher has been appointed to interview the alternate candidates. Mayor Kovach advised Mr. Maher the Board of Adjustment and a Town Representative will also be interviewing and the meeting should be coordinated between the three.

Update of Downtown Water & Sewer Project:

Mrs. Insel has a roads committee meeting on Friday and will update the Board at the next meeting. Part of the project will include some sidewalk work; grates will be placed around the trees, handicap ramps and accessibility pedestrian crosswalks. Mrs. Insel stated in order to receive grant money from the DOT the Town will have to adhere to strict handicap regulations.

Mrs. Insel asked Mayor Kovach's help in moving along negotiations with the Wargo Tract and asked to meet to discuss in more detail.

Mr. Hetzel suggested that Planning Board look at the zoning lines around the A&P property, Chairman

Gallagher suggested the Master Plan meet to review the lines and offer some suggestions.

Chairman Gallagher stated he would like the board to look at the traffic flow from the Leigh Street Bridge running West Main Street.

Mayor Kovach wanted the board to be aware that there may be a potential for a solar farm at the industrial tract with a solar storage facility at the sewer plant. Mayor Kovach will be looking into grant monies for the storage facility to see if it's a feasible project. Chairman Gallagher suggested the Master Plan meet with Mayor Kovach's contacts in the solar field to gather information and report back to the board.

There being no further business, A Motion was made by Mr. Hetzel, seconded by Mr. Maher to adjourn the meeting at 8:50pm.

Respectfully submitted,

Allison Witt
Land Use Administrator