



## 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 meeting held on August 7, 2012 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Vice Chairman McGuire 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: Feldmann, Hetzel, Insel, Mayor Kovach, Maher, McGuire, Perez, Rogan  
Absent: Gallagher

**Attorney William Caldwell & Carl Hintz were present.**

#### **Approval of Minutes:**

A Motion was made by Mr. Hetzel, seconded by Mrs. Insel, to approve the June 5, 2012 minutes:

**All Ayes. Motion Carried.**  
Abstain: Maher, McGuire

#### **Minor Site Plan Hearing for Block 10 Lot 15- 20 Leigh Street –Steven Ackaway:**

Mr. Ackaway was present.

The following items were submitted into evidence:

- A1 Application package
- A2 Tax Certification
- A3 Schematic floor plan prepared by Gary Kliesch & Associates dated May 12, 2012
- A4 1997 Property survey
- B1 Carl Hintz review report dated August 2, 2012.

The board went through the comments on Mr. Hintz's planner report dated August 1, 2012:

2.1- Mr. Ackaway advised the board the interior will have two small tables and a counter area that will accommodate seating for approximately 14 people. The interior will include a service area window for ice cream pick up and if patrons want to sit down he can provide table service for cooked food. Mr.

Ackaway stated that it was his intention in the future to add an outside area to include pavers and

add an area for outdoor seating. Mr. Ackaway acknowledged he would have to file a separate application for the board to consider the exterior changes and seating.

Mr. Hintz suggested that Mr. Ackaway's architect revise the drawing to include the interior counter area and tables.

2.2- Mr. Ackaway testified that the site will not be able to accommodate parking, the downtown area is a walking community and the ordinance does not require him to add parking.

2.3- Mr. Ackaway stated the concrete sidewalk is not on his property and he has no intention of entering into a cross easement to use the adjacent sidewalk. Customers will have two access points one off Leigh Street and one off the back of his property.

2.5- Mr. Ackaway stated he would like to store the cardboard in the accessory building until garbage pickup and also place an outside pad area to house 2-3 pails which will have an enclosure.

Mr. Hintz suggested the revised architectural plan show details on the garbage location with the enclosure.

2.6- Mr. Ackaway stated at this time there is no plans for exterior lighting with the exception of awning lighting. Mr. Ackaway stated he is planning to install an L-shaped awning; lighting will be placed under the awning to shine down.

Mr. Hintz suggested the architect's revisions should include details on the lighting

2.7- Mr. Ackaway stated he is familiar with the sign ordinance and is planning to comply.

2.8-Mr. Ackaway proposes to be open from 9am to 9pm year round.

Mayor Kovach inquired if Mr. Ackaway was able to have a gas line installed; Mr. Ackaway stated he will be using all electric.

Vice Chairman McGuire advised the applicant to make the corrected revisions on the plan and the board would continue the hearing at the September 4, 2012 meeting. Mr. Ackaway stated he would have no problems with the revisions and would submit the plan no later than August 20, 2012 for the board's consideration at their September 4, 2012 meeting.

There being no further business a Motion was made by Mr. Maher, seconded by Mr. Hetzel to adjourn the meeting at 8:00pm.

Respectfully submitted,  
Allison Witt,  
Land Use Administrator