

**Town of Clinton, NJ**  
**Historic Preservation Commission Meeting Minutes**  
February 17, 2021  
(Held on zoom.us)

Meeting was called to order by Chairperson Richard Miller at 6:36 p.m.

Attending Members: Carol Crawford-Jones, Marcia Hansen, Richard Miller, Kyle Perloff, Rosemarie Platt, Ross Traphagen, and Donna van Weeren.

Approval of February 17, 2021, Minutes: Rose moved to accept the minutes as presented; Donna seconded the motion. The minutes were unanimously approved.

**President's Report**

TPC FB page posting information about a project that's being built on the Roebus track on the other side of Route 31. Two-story Warehouse that will have TT coming in and out with cargo. Two to four trucks a day is the proposal with an increase during Christmas time. She urged everyone to go the LUB on April 6. Conversation about having a setback. Ross commented that they need a variance as it's zoned for an office building with 500 parking spaces, the variance would be specific to this proposal.

Moebus tract is on both sides of Route 31.

Discussions

Bonnell Tavern It has been painted and repaired. Moving it to another location on the property would destroy some of the historical significance. Rose said that inside it's like walking through history and the windows have been restored. NJ Barn Company said that there was a barn on the property and may reconstruct the barn where he would have the brewery. Video clips may be put on the site.

Historic Tax Credit. State implemented a historic tax credit for commercial or income-producing building in an historic district and apply up to 40 percent credit for restoring the structure to its original. It may become effective sometime in the summer. The details are under review at present.

Historic Property Development

General discuss of historic property development within the town among a discussion of a no demolition ordinance. Ross Show the document we prepared on the Guidelines. Ross will draft some no demolition fact sheet why it's important

Old Business:

Update Moebus tract project On the town's side of the property. It's hearsay The developer has changed his mind for 50 town houses. An 8' pump gas station and convenience store and a food store. The meeting will be held at the end of April. Need DOT approval and EP and other things prior to any approval.

New business:

Adjournment: Rose motioned to adjourn; motion was seconded by Kyle. The meeting was adjourned at 7:23 p.m. Next meeting will be held on Wednesday, April 21, 2021, at 6:30.