

**Town of Clinton, NJ**  
**Historic Preservation Commission Meeting**  
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: Rosemarie moved to accept the minutes as presented; Donna seconded the motion. The minutes were unanimously approved.

President's Report – Proposed Moebus Tract Development on Route 31 NB as Posted By Bonnie Craig Calederone on the Community Bulletin Board, Tuesday, March 16, 2021

The project is to include a two-story, 109,000 sq. ft. warehouse with 15 loading docks just 800 ft. from the middle school property line with tractor trailers coming in and out daily on weekdays. Two to four trucks a day is the proposal with an increase during Christmas time. She urged everyone to attend the Land Use Board meeting that evening on Zoom. Ross said need a variance is needed as it's zoned for an office building with 500 parking spaces. (The Moebus tract is on both sides of Route 31.) <https://www.facebook.com/groups/313135372196709/user/1230571582/>

Discussions

Bonnell Tavern: It has been painted, repaired, and the windows have been restored. Moving it to another location on the property would destroy some of the historical significance. Rosemarie commented that touring the inside is like walking through history. There was a barn on the property and may reconstructed by the New Jersey Barn Company and would house the brewery. Video clips may be put on the site at a later date. <http://www.bonnelltavern.com>

Historic Tax Credit: State of New Jersey implemented a historic tax credit for commercial or income-producing buildings in an historic district that would apply up to 40 percent credit for restoring the structure to its original state. 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 screen shared the *Guidelines for Historic Properties* our Commission had previously prepared requesting a Certificate of Appropriateness (COA) for any work being done on historic properties. We as a Commission feel strongly that our Town of Clinton should have a no-demolition clause. Ross will draft a no-demolition fact sheet supporting the fact that this clause is important for our Town.

Old Business:

Update Moebus Tract Project on The Town's Side Of The Property: It's hearsay that the developer has changed his mind for 50 town houses and wants to include an 8-pump gas station, a convenience store, and a food store. The Land Use Board meeting will be held at the end of April on this project. The developer will need both DOT and EP approval prior to any type of approval from the Town. As always, traffic will be of great concern, especially with George's Place being and entry to the Town.

New business: None

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.