



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 November 3, 2020 at 7:00pm.

The Meeting of the Town of Clinton Land Use Board has changed the format of its regular meetings for the duration of the COVID-19 Public Health Emergency to "Virtual" Meetings via "Zoom".

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".

N.J.S.A. 10:4-8 (b) authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms.

The Town of Clinton is using ZOOM Video Meetings. Please be aware that this meeting is being recorded for the public record. ZOOM meetings are imperfect, so if glitches pop-up, please be patient. We will open the meeting to the public during public comment time, each person will have the opportunity to ask questions and give comments at the appropriate time. If you would like to speak, please use the raise hand feature and I will call on you one at a time you must provide you name and address to be recognized for comment. We ask that you keep your device muted until called upon by the Chairman.

ROLL CALL:

Present: Mr. Sailer, Mayor Kovach, Ms. Dineen, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Ms. Van Weeren,

Absent: Mr. Viotto

Approval of Minutes:

A motion was made by Mayor Kovach, seconded by Ms. Healy, to approve the October 13, 2020 minutes

All Ayes.

Motion Carried

Abstain:

Dineen

Resolution for Application for Preliminary & Final Site Plan Application – Block 21 Lots 29, 30.01, 31, 32 & 33- Old 22 Urban Renewal Associates LLC- (A&P Redevelopment site):

A Motion was made by Mayor Kovach, seconded by Mr. Lubsen, to approve the resolution as submitted:

Roll Call Vote:

Ayes: Mr. Sailer, Mayor Kovach, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Ms. Van Weeren.

Nays:

All Ayes.

Motion Carried.

Waiver from Site Plan- Block 12 Lot 4.01- 12 East Main Street- Frank Gallagher:

Mr. Frank Gallagher, applicant was present. Mr. Gallagher advised the board he plans to rent the first floor to operate a dry good retail store and keep the existing café use. The first floor is presently operating as a Taekwondo studio and a café. Mr. Gallaher stated he plans to keep the café area to serve lobster rolls, and he will have a few tanks to hold live homarus americanus (lobsters). The lobsters will be sent directly down from Maine. The front section facing East Main Street will be the retail area to sell dry goods. The only food he will be selling will be the lobster rolls and lobsters, he will only need a steamer there will be no hoods, boilers or fryers. The tables will be outside on the Old Highway side, at this time he has no plans for inside seating. In addition he would like to offer some educational activity for children he was thinking of a live feed to the fisherman in Maine and a liar's bench. If he uses signage it will comply with the ordinance. The dumpster will be located in the adjacent alleyway. Mr. Gallagher stated he plans to stay nice and simple and will try not to compete with the other merchants in town. Chairman Sailer advised Mr. Gallagher he will need to apply for "Change of Use" construction permits and obtain Board of Health Approvals, Mr. Gallagher stated he is aware and plans to be open sometime in March 2020.

A Motion was made by Mayor Kovach, seconded by Ms. Healy, to approve the waiver of site plan request to permit the Change of Use to Retail/ Café:

All Ayes. Motion Carried

Board Discussion:

Chairman Sailer advised the board due to his work schedule Mr. Steve Feldmann has resigned from the board.

Mayor Kovach updates:

Upcoming applications- Holiday Inn is looking to convert the hotel to an assisted- living facility. The owner is looking to submit the application in early 2021 with the hopes to open by July 2020.

Agway Property- Mr. Wilson may be coming before the board to start the Agway Building conversion soon.

Voucher Approval:

A Motion was made by Mr. Smith, seconded by Ms. Healy, to approve the vouchers:

All Ayes. Motion Carried.

There being no further business a Motion was made by Mayor Kovach, seconded by Ms. Dineen, to adjourn the meeting at 7:30pm:

All Ayes. Motion Carried.

Respectfully submitted,

Allison Witt
Land Use Administrator