



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 December 15, 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.

Attorney Razin and Mr. Clerico were present

ROLL CALL:

Present: Mr. Sailer, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Viotto

Absent: Mayor Kovach, Ms. Dineen, Ms. Van Weeren

Approval of Minutes:

A motion was made by Ms. Healy, seconded by Mr. Viotto, to approve the November 3, 2020 minutes

All Ayes. Motion Carried

Resolution # 2020-0016 - Town of Clinton Land Use Board Emergency Meeting Procedures:

A Motion was made by Mr. Viotto, seconded by Mr. Smith, to adopt the Emergency Meeting protocol and procedure resolution:

Roll Call Vote:

Ayes: Mr. Sailer, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Viotto

Nays: **All Ayes. Motion Carried**

**Completeness Review Block 3 Lot 2 Tejomaya LLC- Conditional D3 Use Variance,
And Amended Preliminary Site Plan Application**

Attorney Selvaggi was present and advised the board they submitted some additional items, the corporate disclosure, the survey and proof of filing with HC Planning Board, the remaining items they have no objection and will comply.

A Motion was made by Mr. Smith, seconded by Mr. Viotto, to grant the temporary and permanent waiver requests as outlined in Mr. Clerico's completeness review dated December 11, 2020 and deem the application complete:

Roll Call Vote:

Ayes: Mr. Sailer, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Viotto

Nays: All Ayes. Motion Carried

Public Hearing scheduled for January 5, 2021.

**Completeness Review Block 18 lot 5- Puleo International LLC – Use Variance, Preliminary
and Final Site Plan Application.**

Attorney Kara Kuczynski and Kelley O'Such from ELP were present. Mr. Clerico and Attorney Kuczynski went through Mr. Clerico's review dated December 8, 2020. Items # F, O1 and O2 were submitted, the applicant will request a design waiver for item #27C

A Motion was made by Mr. Viotto, seconded by Mr. Smith, to grant permanent waivers as outlined in Mr. Clerico's report dated December 8, 2020 and grant the following temporary waivers for items # H, I, V, 39(g) and deem the application incomplete for items # Q, S, Y, 1, 18, 20, 22, 25, 27(a):

Roll Call Vote:

Ayes: Mr. Sailer, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Viotto

Nays: All Ayes. Motion Carried.

The applicant will resubmit.

Board Discussion:

Chairman Sailer apologized to the board on behalf of Mayor Kovach for the joint meeting that took place on December 1, 2020.

Chairman Sailer thanked the board members for the service this year.

Voucher Approval:

A Motion was made by Mr. Viotto, seconded by Ms. Healy, to approve the voucher list:

All Ayes. Motion Carried.

There being no further business a Motion was made by Mr. Snider, seconded by Mr. Smith to adjourn the meeting at 8:20pm

Respectfully submitted,

Allison Witt
Land Use Board Administrator