



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 January 19, 2021 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. Any individual giving sworn testimony, including members of the public making comments, shall appear by video. Members of the Public we ask that you keep your device muted and your Video turned off until called upon by the Chairman. In addition, the Board also the capability of using the mute feature if necessary.

Attorney Razin, Mr. Clerico and Mr. Kyle were present

ROLL CALL:

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

Approval of Minutes:

A motion was made by Mr. Viotto, seconded by Mr. Smith, to approve the January 5, 2021 minutes

All Ayes.	Motion Carried
Abstain	Dineen

Resolution for Tejomaya LLC Block 3 Lot 2- Use Variance, Preliminary Site Plan Approval:

A Motion was made by Ms. Healy, seconded by Mr. Viotto, to approve the Resolution for Block 3 Lot 2

Roll Call Vote:

Ayes: Sailer, Healy, Smith, Lubsen, Viotto, Snider, Kelly
Nays:

All Ayes.	Motion Carried
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Completeness Review for Clinton House Block 6 Lot 27- 2 West Main Street:

Attorney Koester advised the board they provided some updated information to address Mr. Clerico's completeness report. Mr. Clerico advised the board he was satisfied with the updates and asked for clarification on checklist item 39B, it was determined since the applicant was removing the loading area a Variance would be required.

A Motion was made by Mr. Smith, seconded by Mr. Lubsen, to grant the permanent waiver requests for checklist items: U, V, W & 18, 11a, 11b, 11c and grant temporary waiver requests for checklist items 46, H, I, J 0-3 and deem the application complete:

Roll Call Vote:

Ayes: Sailer, Healy, Smith, Lubsen, Van Weeren, Viotto, Snider, Kelly

Nays:

All Ayes.

Motion Carried

Abstain:

Dineen

Public Hearing scheduled for February 2, 2021.

Master Plan Amendment to the Town of Clinton Third Round Housing Element and Fair Share Plan dated January 7, 2021:

Mr. Kyle gave the board an overview of the plan. The Plan outlines the Town's approach to meeting its Fair Share obligation. The Town's obligation is broken into three sections. The rehabilitation obligation is 18 units; the prior round obligation is 51 units and the third round obligation which runs from 1999 to July 2025 is 16 units. The approved projects offer credits towards meeting the Town's Fair Share obligations, Halstead project 7 units; Moebus 34 LLC 10 units off site; A&P Redevelopment 24 Units; Twin Ponds 12 Units; Alton Place 44 Units. The Holiday Inn site is being converted to the assisted living facility and will give us 12 affordable credits from the Medicare beds, the second phase of the site will be independent living with a 25% age restricted affordable component in the future. The Town has 143 credits to address the obligation of 116 units, the 27 unit surplus will carry to the 4th round plan.

Mr. Kyle advised the board the plan sets forth how the Town needs to meet the affordable requirements and in the future we will establish a rehabilitation program that all non-residential fees will be used to fund the program.

A Motion was made by Mr. Viotto, seconded by Ms. Healy, to adopt the Third Round Amended Fair Share and Housing Plan:

Roll Call Vote:

Ayes: Sailer, Dineen, Healy, Smith, Lubsen, Van Weeren, Viotto, Snider, Kelly

Nays:

All Ayes.

Motion Carried

A Motion was made by Mr. Viotto, seconded by Ms. Dineen, to adopt the Third Round Amended Fair Share and Housing Resolution #21-07:

Roll Call Vote:

Ayes: Sailer, Dineen, Healy, Smith, Lubsen, Van Weeren, Viotto, Snider, Kelly

Nays:

All Ayes.

Motion Carried

Voucher Approval:

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

All Ayes.

Motion Carried.

Adjournment:

A Motion was made by Ms. Dineen, seconded by Mr. Lubsen, to adjourn the meeting at 7:45pm.

All Ayes.

Motion Carried.

Respectfully submitted,

Allison Witt, Land Use Board Administrator.