



**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 February 16, 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 your 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 has the capability of using the mute feature if necessary.

Attorney Razin, Mr. Clerico were present

### **ROLL CALL:**

**Present:** Mr. Sailer, Mayor Kovach, Ms. Dineen, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Viotto,

**Absent:** Mr. Snider, Ms. Van Weeren, Mr. Kelly

### **Approval of Minutes:**

A motion was made by Mr. Viotto, seconded by Ms. Healy, to approve the February 2, 2021 minutes

**All Ayes. Motion Carried**

### **Completeness Review for Clinton Moebus 34 “Clinton Commons” Block 14 Lot 32- 65 ½ Center Street & Route 31 South- Preliminary & Final Subdivision and Preliminary Site Plan Application:**

Attorney Howard Apgar, Derek Ranger, Engineer from ELP and Bhaskar Bahlari, applicant were present.

Mr. Apgar stated he was in agreement with Mr. Clerico’s completeness comments and suggestions. Items C, O-1, O-2 and P have now been provided. The board discussed the timing of submitting the signed and sealed documents, Mr. Apgar agreed to submit the documents by February 23, 2021.

A Motion was made by Mr. Smith, seconded by Mr. Viotto, to deem the application complete with the permanent waivers and temporary waiver requests outlined in Mr. Clerico's review report dated February 12, 2021:

**Roll Call Vote:**

Ayes: Mr. Sailer, Mayor Kovach, Ms. Dineen, Ms. Healy, Mr. Lubsen, Mr. Smith, Mr. Viotto

Nays:

**All Ayes.**

**Motion Passed.**

**Public hearing will be scheduled for April 6, 2021.**

**Waiver from Site Plan Request for Block 12 Lot 2- 2 East Main Street- Frank Gallagher- Café/Retail Use:**

Mr. Gallagher advised the board he was previously approved to operate his retail/ café space at 12 East Main Street, the space did not work out and now he has the opportunity to own 2 East Main Street and is seeking to operate his previously approved café/ retail space at 2 East Main Street. Mr. Gallagher stated he is looking to do some exterior renovations, he would like to remove the stairs, change the entryway, and paint the exterior of the building to make it look more like a New England style building. Chairman Sailer inquired about cooking, the dumpster location, and signage Mr. Gallagher stated he will have a stove with a vent no oils will be used, the vent will be for steam only, he will make sure the dumpster is not in the line of site from the sidewalk and will be screened from view. Mr. Gallagher stated he plans to conform to the sign ordinance and if he needs a variance he will come back to the board for sign approval.

A Motion was made by Mr. Viotto, seconded by Mr. Lubsen, to approve the waiver from site plan request as presented this evening:

**All Ayes.**

**Motion Passed.**

**Voucher approval:**

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

All Ayes.

Motion Passed.

Abstain: Kovach abstained from voucher 7

There being no further business a Motion was made by Mr. Viotto, seconded by Mr. Lubsen, to adjourn the meeting at 7:35pm

All Ayes.

Motion Carried.

Respectfully submitted,

Allison Witt

Land Use Board Administrator