



## **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 July 20, 2021 7:00pm. The meeting of the Town of Clinton Land Use Board has changed the format of its regular meeting 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”.

“Meetings are held on the first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:00pm with all items not concluded to be carried over to the next month’s agenda”.

N.J.S.A 10-4-8(b) authorizes municipalities to conduct public meetings through the use of streaming services and other online meetings. 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 the 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 you keep your device muted and your video turned off until called upon by the Chairman, please be advised the board also has the capability of using the mute feature if necessary.

#### **ROLL CALL:**

**Present:** Chairman Sailer, Mayor Kovach, Ms. Dineen, Mr. Lubsen, Mr. Smith, Mr. Snider, Mr. Kelly, Ms. Van Weeren

**Absent:** Mr. Viotto

#### **Approval of Minutes:**

A Motion was made by Mr. Smith, seconded by Mr. Lubsen, to approve the June 15, 2021 minutes:

**All Ayes. Motion Carried**

**Continuation of the Public Hearing for Clinton Moebus 34 “Clinton Commons” Block 14 Lot 32- Preliminary and Final Subdivision for four lots; and Preliminary Site Plan Application. Mixed Use- Commercial & Residential. CARRIED TO AUGUST 17, 2021.**

Chairman Sailer advised the public:

**The application for Clinton Moebus 34 LLC will be carried without further notice to August 17<sup>th</sup> at 7pm. If the state of emergency is extended, the board can and will meet virtually. If it is lifted, the Board will meet in person. Any interested parties and the applicant can contact the Board secretary by August 10<sup>th</sup> for an update as to how and where the board will be meeting and the information will also be posted on the Town website and on the meeting agenda. Again, no further notice will be provided but please check our website and with the Board Secretary by August 10<sup>th</sup> to determine if the meeting will be held virtually or in person at the Town Hall.**

**Board Discussion:**

Mayor Kovach gave the board a brief update on the status of the Cannabis bill. The legislation was passed in November, 65% of Clinton Residence were in favor of passing the bill, the town at this town has opted out from hosting the 6 licenses at this time. Once the rules have been established the town can at that time opt in for one or more licenses.

Chairman Sailer advised the board the meeting of August 3, 2021 has been cancelled, the next meeting will be on August 17, 2021, Mr. Lubsen and Ms. Vanweeren indicated they will not be available to attend but will listen to the tape of the hearing when they return.

**Voucher Approval:**

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

**All Ayes. Motion Passed.**

**Adjournment:**

There being no further business a Motion was made by Mayor Kovach, seconded by Mr. Smith, to adjourn the meeting at 7:15pm:

**All Ayes. Motion Passed.**

Respectfully submitted,

Allison Witt  
Land Use Administrator