



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 September 21, 2021 at 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.

Present- Attorney Razin, Robert Clerico, Engineer, Mr. Jim Kyle, Planner and Gianni Truppi Zoom Moderator

ROLL CALL:

Present: Chairman Sailer, Mr. Lubsen, Mr. Kelly, Mr. Smith, Mr. Snider, Mr. Viotto, Ms. Van Weeren

Absent: Ms. Dineen, Mayor Kovach

Approval of Minutes:

A Motion was made by Mr. Viotto, seconded by Mr. Smith, to approve the August 17, 2021 minutes:

All Ayes.

Motion Carried

The Meeting for Clinton Moebus 34/ Clinton Commons – Block 14 Lot 32 has been cancelled and will be heard at a future date- A new notice of the meeting date and place will be advertised in the newspaper and on the Town website, and property owners within 200 feet.

Final Site Plan- Block 3 Lot 2- Tejomaya LLC- 111 West Main Street:

Mr. Michael Selvaggi, Esq and Mr. Gulshan Chhabra were present.

The following were submitted into evidence:

- A1 Application Package
- A2 Certified mailing and 200 foot list dated November 3, 2020
- A3 Tax certification dated 8-13-2021
- A4 Final Site Plan prepared by Colliers Engineering & Design dated 6/15/2021
- A5 Architectural plans prepared by Benjamin Horten 6/30/2021
- A6 Truck Turning Plan prepared by Colliers Engineering & Design dated 6/15/2021
- A7 Colliers Engineering response report prepared by Rick Roseberry dated 8-11-2021
- A8 Survey by First Order LLC dated 3-9-2019 revised 8-23-2021
- A9 Hunterdon County planning board letter dated 2-24-2021
- A10 Hunterdon County Health Department Referral Form approval dated 11-9-2020
- B1 R. Clerico review report dated 9-17-2021
- B2 Fire Marshal email dated 7-20-2021

A Motion was made by Mr. Smith, seconded by Mr. Snider to deem the application complete with the suggested waivers outlined on page 3 of Mr. Clerico's report dated September 17, 2021:

Roll Call Vote:

Ayes: Chairman Sailer, Mr. Lubsen, Mr. Kelly, Mr. Smith, Mr. Snider, Mr. Viotto, Ms. Van Weeren

Nays:

All Ayes. Motion Passed.

Attorney Selvaggi advised the board the applicant has received preliminary approval with conditions, the plans were revised to meet the preliminary site plan conditions and the applicant is seeking final site plan approval tonight. Attorney Selvaggi reviewed Mr. Clerico's report dated September 17, 2021 and agrees to establish a crosswalk the remainder of items the applicant has no objections to and will comply.

Mr. Clerico advised the board the applicant has agreed to the crosswalk and he received an email from Mr. Daniels the Fire Marshal signing off on all fire related issues.

Mr. Kyle added that part of the preliminary approval was to remove the brand signs throughout the site, Attorney Selvaggi responded they take no exception to removing the signs and will conform to the sign ordinance for any future signs. Mr. Kyle stated all other issues have been addressed.

There were no public questions or comments.

A Motion was made by Mr. Snider, seconded by Mr. Smith to approve the Final Site Plan subject to the conditions discussed tonight regarding the crosswalk and signage and the conditions in Mr. Clerico's report dated September 17, 2021:

Roll Call Vote:

Ayes: Chairman Sailer, Mr. Kelly, Mr. Smith, Mr. Snider, Mr. Viotto, Ms. Van Weeren

Lost Connection: Mr. Lubsen

All Ayes. Motion Carried

Master Plan consistency review for an amendment to the Town of Clinton Ordinance # 88-56-

Chairman Sailer advised the board the discussion for the ordinance is off the agenda tonight.

Public Comment: None

Board Discussion: None

Voucher Approval:

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

All Ayes. Motion passed.

Adjournment:

Three being no further business a Motion was made by Mr. Viotto, seconded by Mr. Smith, to adjourn the meeting at 7:25pm

Respectfully submitted,

Allison Witt
Land Use Board Administrator