



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

(908) 735-8616 FAX (908) 735-8082

Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board meeting held on November 2, 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.

ROLL CALL:

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

Absent: Mayor Kovach, Ms. Dineen, Mr. Kelly, Mr. Lubsen

Approval of Minutes:

A Motion was made by Mr. Viotto, seconded by Ms. Van Weeren, to approve the October 5, 2021 minutes:

All Ayes.

Abstain:

Motion Carried

Mr. Smith

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

A Motion was made by Mr. Viotto, seconded by Ms. Van Weeren, to adopt the Resolution for Tejomaya LLC:

Roll call Vote:

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

Nays: All Ayes. Motion passed

Waiver of Site Plan Request-Block 12 Lot 4.01 12 East Main Street-Gallagher-Change of Use office to retail use:

Mr. Frank Gallagher was present and advised the board the space next to his restaurant space recently became available and he would like to use the space as retail space per the sketch that was provided to the board. The space was occupied previously by Life Line a computer repair business. Mr. Gallagher stated he intends to do minor cosmetic work and some electrical upgrades, the space has access through a doorway to his restaurant space. The board questioned if the retail would include items from the restaurant, Mr. Gallagher stated he was not sure at this time he presently rented the space so he could utilize more parking spaces for his new restaurant Maine on Main. Mr. Gallagher advised the board he does not intend to use the space for cooking or restaurant use only retail at this time.

A Motion was made by Mr. Viotto, seconded by Ms. Van Weeren, to approve the Waiver of Site Plan request for the change of use from office to retail use:

Roll Call Vote:

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

Nays: All Ayes. Motion passed

Public Comment- None

Board Discussion- The board secretary updated the board on the next upcoming applications for December 7, 2021 and Chairman Sailer advised the board we might be looking to meet back in person in January.

Voucher approval:

A Motion was made by Mr. Viotto, seconded by Ms. Van Weeren, to approve the vouchers:

All Ayes Motion Passed

Adjournment:

There being no further business a Motion was made by Ms. Van Weeren, seconded by Mr. Viotto, to adjourn the meeting at 7:15PM

All Ayes. Motion passed.

Respectfully submitted,

Allison Witt
Land Use Board Secretary