

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 19, 2022 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.

Attorney Razin, Robert Clerico were present

ROLL CALL:

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

Absent: Mayor Kovach, Ms. Dineen, Mr. DeVita, Mr. Kelly, Mr. Viotto

Approval of Minutes:

A Motion was made by Mr. Snider seconded by Mr. Lubsen, to approve the Minutes of July 5, 2022

All Ayes. Motion Carried

Abstain:

Continuation of Public Hearing # 3– Block 10 lot 1- DJV Holdings LLC- 2-8 Main Street- FAR Variance extension request & Minor Site Plan:

Attorney Michael Malloy from Obermayer Rebmann, Wayne Ingram, PE, from ELP, Michael Haggherty, designer from White dog studios and Darrin Jones applicant were present and sworn in.

The following items were submitted into evidence:

- A14 Revised schematic –prepared by David Singer dated 7-2-2022
- A15 Revised schematic & elevations (6 Pages) dated 7-7-2022

Attorney Michael Malloy advised the board this meeting is a continuation on the discussion on how the applicant will use the driveway.

Mr. Ingram went over the changes since the last meeting with the board, the plan revisions now reflect two parking spaces that are 21 feet long and will be located in the existing drive aisle. The vehicles will enter the site off Leigh Street and exit onto Main Street, no modifications are proposed to the existing driveway and the spaces will be dedicated for employee use only. Mr. Ingram recapped the relief needed for the spaces, relief is needed for not having a drive aisle, not maintaining six (6) feet between each stall, and not having a ten (10) foot clearance from the drive aisle. The driveway will have minimum impact, the benefits of adding the two spaces will require two less spaces in the public domain.

Mr. Ingram went over the variance relief needed. The applicant is seeking an FAR variance, the Town permits an 87% FAR in the C-1 zone, the existing FAR is 137%, the proposed FAR drops to 120.3% , the FAR reduction will make the site more conforming however, since this is still over the permitted FAR of 87% we will still need variance relief. The site has supported the existing FAR for a long time, the improvements to the ADA and enhancement to the historic features provide benefits to the site.

Mr. Clerico inquired about the sight line and inquired if any consideration was given to changing the circulation pattern by entering the site from Main Street and exiting onto Leigh Street. Mr. Ingram went over the sight line visibility when entering on Main Street, and stated vehicles can make a safe exit onto Main Street, vehicles entering off Leigh Street have a wider angle to turn in, the proposed circulation is what exists now on site. Mr. Ingram also commented that Leigh Street is a busier road with a two-way traffic pattern, exiting onto Main Street is more visible. Mr. Ingram advised the board we would like to leave the exiting pattern however, if it is the boards preference we can change the pattern. The board discussed the circulation and the majority decided the exiting circulation is appropriate.

A Motion was made by Mr. Padmos, seconded by Mr. Smith, to grant the FAR Variance approval and Minor Site Plan approval with the three parking waivers for the drive aisle, the space between the parking spaces, and the drive aisle access way clearance. The approval is also conditioned on the spaces being forward facing and limited to employee parking only, adding pavement markings and the grading modifications per Mr. Clerico's report and comments.

Roll Call Vote:

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

Nays:

All Ayes. Motion Carried.

Voucher Approval

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

All Ayes. Motion Carried.

Board Discussion:

Chairman stated there are no scheduled meeting for August, next tentative meeting scheduled is for September 6 if an application is pending.

Mr. Padmos inquired about the Master Plan and any updates.

Adjournment:

There being no further discussion, a Motion was made by Mr. Padmos, seconded by Mr. Snider, to adjourn the meeting at 8: 00pm.

Respectfully submitted,
Allison Witt,
Land Use Board Administrator