



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 January 3, 2023 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

Board Secretary Allison Witt called the reorganization 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 Katie Razin was present.

Members sworn in:

Mr. Sailer and Mr. Smith were sworn in for another four year term, Mr. Bruno, Council Liaison, Mr. Ken Carberry II, Environmental Liaison member were previously sworn in. Ms. Dineen will be the Board’s new alternate member who will be sworn in at the next meeting.

ROLL CALL:

Present: Mr. Sailer, Mayor Kovach, Mr. Bruno, Mr. Smith, Mr. Snider Mr. Viotto,
Absent: Mr. Carberry, Mr. Devita, Ms. Dineen, Mr. Lubsen. Ms. Van Weeren

Mr. Kelly and Mr. Padmos stepped down from the Land Use Board

Election of Chairman:

A Motion was made by Mayor. Kovach, seconded by Mr. Smith, to nominate Mr. Sailer as Chairman for 2023.

Roll Call Vote: All Ayes. Motion Carried.

Chairman Sailer proceeded to run the meeting.

Election of Vice Chairman:

A Motion was made by Mayor Kovach, seconded by Mr. Sailer, to nominate Mr. Smith as Vice Chairman for 2023:

Roll Call Vote: All Ayes. Motion Carried.

Consent Agenda- Professional appointments:

A Motion was made by Mayor Kovach, seconded by Mr. Viotto, to adopt the board professional resolutions authorizing Mayor & Council to enter into a 2023 yearly contract with: Attorney Katie Razin Resolution # 01-23; Engineer Robert Clerico Resolution #02-23; Planner Jim Kyle Resolution #03-23; Architect consultant Michael Marguilles #04-23; zoom moderator #05-23; Town of Clinton Land Use Board Public Meeting Act Resolution #06-23

Roll Call Vote: All Ayes. Motion Carried.

Committee Appointments:**Site Plan Committee:**

Mr. Smith Chairman, Mr. Viotto and Mr. Lubsen and Mr. Bruno (alternate member) to serve on the Site Plan Committee.

Designation of Meeting Nights:

The board will continue to meet on the first Tuesday of each month at 7:00pm and the third Tuesday of the month for any carry over items.

All Ayes. Motion Carried.

Designation of the Official Newspaper:

The Hunterdon Review, the Hunterdon Democrat, the Courier News to serve as the official newspapers:

All Ayes. Motion Carried.

Adoption of 2022 Year End report:

A Motion was made by Mr. Viotto, seconded by Mayor Kovach, to adopt the 2022 year- end report

All Ayes. Motion Carried.

Adoption of the Town of Clinton Land Use Board Public Meeting Act Resolution # 06-23:

A Motion was made by Mayor Kovach, seconded by Mr. Viotto, to adopt Resolution #06-23:

Roll Call Vote: All Ayes. Motion Carried.

The reorganization meeting ended at 7:10pm

Regular Meeting of Town of Clinton Called to Order at 7:10pm:

Chairman Sailer wished everyone a Happy New year.

Approval of Minutes:

A Motion was made by Mr. Viotto seconded by Mr. Smith, to approve the December 6, 2022 minutes.

All Ayes. Motion Carried
Abstain: Kovach, Bruno

Resolution for Block 18 Lot 5 -Puleo International LLC- 6 Month extension request of Condition D.1 of the resolution from December 15, 2022 to June 15, 2023.

A Motion was made by Mr. Smith, seconded by Mr. Lubsen, to approve the Resolution for Block 18 Lot 5:

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Smith, Mr. Snider, Mr. Viotto

Nays: **All Ayes. Motion passed**

Public Comment:

Mr. Padmos thanked the board for the last year, he appreciated the board for all their care and energy and wished the board all the best and added he will be cheering the board on as a resident and would hope to serve the Town in the future. Chairman Sailer thanked Mr. Padmos for his dedication to the Town.

Board Discussion:

Chairman Sailer welcomed the new board members and wished everyone a happy New Year.

Voucher approval:

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

All Ayes. Motion Carried.

Adjournment:

There being no further business a Motion was made by Mr. Viotto, seconded by Mr. Snider, to adjourn the meeting at 7:20pm.

Respectfully submitted,

Allison Witt
Land Use Administrator