



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 2, 2024 at 7:00pm in the Municipal Building, 43 Leigh Street Clinton NJ 08809.

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".

Attorney Katie Razin was present.

Members sworn in:

Mayor Kovach, Council Liaison Bruno and Mr. Snider. Bruno,

ROLL CALL:

Present: Mr. Sailer, Mr. Bruno, Mr. Carberry, Mr. Devita, Mayor Kovach, Mr. Smith, Mr. Snider, Mr. Viotto.

Absent: Ms. Dineen, Mr. Lubsen

Election of Chairman:

A Motion was made by Mayor. Kovach, seconded by Mr. Carberry to nominate Mr. Sailer as Chairman for 2024.

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. Carberry to nominate Mr. Smith as Vice Chairman for 2024:

Roll Call Vote:

All Ayes.

Motion Carried.

Consent Agenda- Professional appointments:

A Motion was made by Mr. Carberry seconded by Mr. Viotto, to adopt the board professional resolutions authorizing Mayor & Council to enter into a 2024 yearly contract with:

Attorney Katie Razin Resolution # 01-24; Engineer Robert Clerico Resolution #02-24; Planner Jim Kyle Resolution #03-24.

Roll Call Vote: **All Ayes.** **Motion Carried.**

Committee Appointments:**Site Plan Committee:**

Mr. Smith Chairman, Mr. Viotto and Mr. Snider 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 2023 Year End report:

A Motion was made by Mr. Carberry, seconded by Mr. Viotto, to adopt the 2023 year- end report

All Ayes. **Motion Carried.**

Adoption of the Town of Clinton Land Use Board Public Meeting Act Resolution # 05-23:

A Motion was made by Mayor Kovach, seconded by Mr. Viotto, to adopt Resolution #05-23:

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:**Approval of Minutes:**

A Motion was made by Mr. Viotto seconded by Mr. Smith, to approve the December 19, 2023 minutes.

All Ayes. **Motion Carried**
Abstain: **Bruno, Devita, Viotto**

Resolution for Block 3 Lot 2 -Redevelopment designation- Block 3 Lot 2

A Motion was made by Mayor Kovach, seconded by Mr. Carberry, to approve the Resolution for the redevelopment designation:

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Carberry, Mayor Kovach, Mr. Smith, Mr. Snider,
Nays: **All Ayes.** **Motion passed**

Completeness review for Block 2 Lot 27.03- 114 West Main Street- carried to February 6, 2024

Mayor Kovach recused herself per the MLUL from the next application

Block 29.02 lot 17- 1 Goosetown Drive- Front Yard Setback Variance for the addition of front porch:

Mr. Nicholas Bruno applicant was present and sworn in. Mr. Bruno advised the board he is looking to add a 200- foot covered front porch on his home, the required front yard setback per the Town of Clinton Ordinance is 30 feet, the proposed front covered porch setback will be 25 feet. Mr. Bruno is asking the board to approve the front yard setback variance; the addition of the covered porch will enhance the value of the home and add aesthetic harmony within the neighborhood. There are no adverse impacts, the addition will not interfere with the line of sight. Mr. Bruno advised the board the neighborhood children are often at his home the addition of the covered porch will enhance the safety and community use for the children in the neighborhood.

There was no one in public in the audience and Mr. Bruno stated none of his neighbors opposed the covered porch addition.

A Motion was made by Mr. Carberry, seconded by Mr. Viotto to approve the setback variance for the covered front porch addition.

Roll Call Vote:

Ayes: Sailer, Carberry, Devita, Smith, Snider, Viotto.

All Ayes.

Motion Carried.

Public Comment: None

Board Discussion:

Chairman Sailer wished everyone a happy New Year and the board was given an update on the upcoming the potential applications.

Voucher approval: None

Adjournment:

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

Respectfully submitted,

Allison Witt
Land Use Administrator