



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 May 17, 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 was present

ROLL CALL:

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

Absent: Mayor Kovach, Ms. Dineen, Mr. Devita, Mr. Kelly, Mr. Padmos

Approval of Minutes:

A Motion was made by Mr. Smith seconded by Mr. Lubsen, to approve the May 3, 2022 minutes:

All Ayes.

Motion Carried

Abstain:

Viotto

Public Hearing Ansuya Riverbend LLC Block 17 Lot 2; Block 17.01 lots 2.03; 2.04 & 6-1638 Route 31 North- Amended Preliminary & Final Site Plan for Phase 3 to construct a one story office building and a three story building to be used for 20 room hotel, restaurant/ bar and meeting space and Amended Preliminary & Use Variance approval for Phase 2 to construct a one story building for a fast food restaurant/ coffee shop:

Attorney Kara Kaczynski advised the board a discrepancy was found on the parking tabulation that was part of the original site plan submission and the applicant would like to present a clean exhibit at the next meeting. The board agreed to carry the applicant to the June 7, 2022 meeting via zoom no further notice will be required.

Extension Request- Block 18 Lot 5- Puleo International LLC.

Attorney Kara Kaczynski advised the board the applicant is in the process of finalizing the on-site soil testing and resolving some issues with water and sewer we are not at the point that we are complete and we would like the board to grant the applicant an extension of time per condition D1 of the resolution 2011-11 to December 15, 2022.

A Motion was made by Mr. Viotto, seconded by Mr. Smith, to grant an extension of time under condition D1 of the resolution to December 15, 2022:

Roll Call Vote:

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

Nays:

All Ayes. Motion Carried.

Board Discussion:

Chairman Sailer reminded the members to submit their financial disclosures.

Voucher approval:

A Motion was made by Mr. Viotto, seconded by Mr. Smith, 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 at 7:15pm:

All Ayes. Motion Carried.

Respectfully submitted,

Allison Witt
Land Use Board Administrator