



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 May 5, 2015 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Sailer called the meeting to order at 7:00pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"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 next month's agenda".

ROLL CALL:

Present: Sailer, Blanco, Carberry, Hetzel, Mellick, Smith

Absent: Mayor Kovach, Feldmann, Maher, Perez, Schaumburg

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Blanco, to approve the April 7, 2015 minutes:

All Ayes. Motion Carried.

Site Plan Report:

No report

Waiver of Site Plan request for Block 22 Lot 17- Amitoz Anand

Mr. Amitoz Anand, applicant was present. Mr. Anand advised the board he was here tonight to ask for a waiver of site plan to open his operation in the space formally rented by Antnee's BBQ. Mr. Anand plans to operate Jerzee's serving American Cuisine such as pizza, burgers and wings. The operation will mainly be take-out and delivery, but there will be a small area for customers to sit and eat. The board of health approved the bathroom layout as long as there was limited seating and the bathroom was only open for emergencies. Mr. Anand advised the board his customer space will be approximately 157 Square feet which will require 4 parking spaces, the prior use had only three spaces designated to their business. Mr. Yun, the building owner, has reassigned the building spaces taking 4 out of the 5 parking spaces from the vacant hardware store and reassigning them to my business which will leave me with a total of 7 parking spaces, 4 for customer parking and 3 spaces for employee parking.

The new parking designation for the site will be broken down as follows:

Unit A- Bo Bo's Kitchen -3 spaces; Unit B- vacant hardware store- 1 space; Unit C- Neo Sushi- 9 spaces; Unit D- proposed Jerzee's- 7 spaces.

Mr. Hetzel inquired if the parking spaces will have designated signage, Mr. Anand stated there are no plans that he is aware of but he can ask the owner. Mr. Sailer inquired about the business signs, trash and delivery operation, Mr. Anand stated that he plans to plaster over the existing roof sign and he will also place a 4 x 3 sign on the directory pole in front, the site has an existing four yard container which is maintained by the building owner, the delivery driver will use his own vehicle, gas and insurance and will start deliveries one hour before opening until close.

A Motion was made by Mr. Smith, seconded by Mr. Carberry, to approve the waiver of site plan and the reallocation of parking spaces on site:

All Ayes. Motion carried.

Preliminary & Final Site Plan- Block 16 Lot 22.02- Eastern Hill LLC

Public hearing carried to June 2, 2015.

Voucher Approval:

A Motion was made by Mr. Hetzel, seconded by Mr. Blanco to approve the vouchers:

All Ayes. Motion Carried

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

All Ayes. Motion Carried

Respectfully submitted,

Allison Witt
Land Use Administrator