



## **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 March 21 2017 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 “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”.

#### **ROLL CALL:**

**Present:** Mr. Sailer, Mr. Feldmann, Ms. Healy, Mayor Kovach, Mr. Mellick, Mr. Schaumburg, Mr. Smith, Mr. Viotto; Council Members: Ms. Dineen and Ms. Sosidka  
**Absent:** Mr. Blanco, Mr. Carberry, Mr. Maher,

#### **Approval of Minutes:**

A Motion was made by Mr. Feldmann, seconded by Mr. Viotto, to approve the March 7, 2017 minutes:  
**All Ayes. Motion Carried Abstain: Mayor Kovach, Mr. Mellick**

#### **Workshop Meeting- Discussion on Redevelopment Zone:**

Mr. Kyle advised the board tonight they would go over some preliminary concept plans regarding the redevelopment area. The preliminary discussion included; the layout of the redevelopment area, the mix of building types, commercial, retail, brew pub, restaurant, office, incorporating residential use into the mix offering townhomes and condos, meeting the affordable housing obligations, the height of the buildings, parking configuration and location of parking, the possible negotiation with the county in changing the layout to the Landsdown Trail to the east by the river, utilizing the space by the river, green space, using the Fox Lumber train station as a focal point, making the area a more pedestrian friendly environment, extending the sidewalks to Leigh Street.

Mr. Kyle stated after tonight’s discussion he has a good starting point, the next step is to talk with the county and refine the sketches incorporating all the ideas discussed tonight. Once the draft plans have been reviewed by the board and approved the next steps would be to write up the redevelopment plan and incorporate the plan and specific standards into the zoning ordinance.

There being no further business a Motion was made by Mr. Feldmann, seconded by Mr, Viotto to adjourn the meeting at 8:25pm.

**Respectfully submitted,  
Allison Witt, Land Use Board Administrator**