



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 2, 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".

Attorney Guy Wilson and Mr. Robert Clerico were present.

ROLL CALL:

Present: Mr. Sailer, Mr. Blanco, Mr. Carberry, Mayor Kovach, Mr. Mellick, Mr. Schaumburg, Mr. Smith

Absent: Ms. Healy, Mr. Feldmann, Mr. Maher, Mr. Viotto

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Smith, to approve the April 4, 2017 minutes:

All Ayes. Motion Carried
Abstain: Kovach, Schaumburg

Minor Site Plan Application- Bank of America Block 22 Lot 19- 50 Old Highway 22:

Attorney Diane Hickey and Mr. James Kinosian, PE Stonefield Engineer & Design were present on behalf of the applicant.

The following items were submitted into evidence:

- A1 Application package
- A2 Affidavit of Service & Proof of Publication
- A3 Town of Clinton Clerk's Certified 200 foot list
- A4 Tax Certification dated
- A5 Preliminary & Final Minor Site Plans prepared by Stonefield Engineering dated 12/9/2016 revised 4/14/2017
- A6 Architectural plans prepared by B& W Architecture, dated 1/25/2017 revised 4/17/2017

- B1 Robert Clerico, Van Cleef Eng. Report dated April 28, 2017

Attorney Hickey advised the board that the Bank of America is here tonight to seek site plan approval to make some modifications to the drive thru lanes and lighting.

Mr. James Kinonian, PE was sworn in. Mr. Kinonian advised the board Bank of America has undergone many interior renovations to bring the bank up to industry standards and is here tonight to finalize the exterior site changes. Presently the bank has four drive thru lanes, the first lane has an existing ATM, the second and third lanes consist of teller and tubing system service, the fourth lane is the pass thru lane. The application proposes to modify the lanes, in lane # 1 the ATM will be shifted down under the canopy, lane # 2 will have ATM but no teller service, lane # 3 will have teller service, lane 4 will remain the pass thru lane. The applicant will need to comply with the state regulations in regards to lighting around the ATM, the lighting will be upgraded to LED fixtures, the fixtures will be aimed downwards under the canopy, the wall pack lighting will be removed and will be replaced with seven wall mounted lights which will be shielded to minimize the light spillage. They also plan to install seven new free standing light fixtures in rear of the property and the northwest corner adjacent to the rescue squad building. Mr. Kinonian advised the board they are seeking a design waiver from the town standard of light intensity from a property line, the lighting at the northwest corner by the rescue squad is 5.9 fc and the ordinance permits a maximum .03 fc. In addition to the lighting and the drive thru lanes the applicant is also proposing a six foot chain link fence on the east side of the site. The state regulations pertaining to security for an ATM is if a buffer is provided they will not have to provide additional lighting in the area. The east side of the site contains a good amount of vegetation and if they have to add lighting then a lot of the vegetation would have to be removed, they believe the better option is to include the fence as a buffer instead of lighting.

Mr. Clerico questioned the lighting intensity on the site, he stated the Town Ordinance requires a minimum standard of 0.5 fc the new proposed intensity will be 17.7 fc which is 36 times brighter than the minimum, the town does not have a maximum standard but Mr. Clerico commented he was concerned with the higher intensity level. Mr. Clerico inquired if they were exceeding the state standards under the canopy area, Mr. Kinonian stated the hotspots under the canopy are concentrated around the ATM machines for security and presently the lighting under the canopy is between 20-25 fc the new lighting will bring the intensity up to 30 fc.

The board expressed concerns with the intensity of the lighting, Attorney Hickey responded if the board agreed the applicant will work with Mr. Clerico to look at reducing the intensity as a condition of approval.

A Motion was made by Mr. Carberry, seconded by Mr. Blanco, to approve the Minor Site Plan subject to the applicant working with Mr. Clerico on reducing the intensity of lighting on the site and under the canopy area.

Roll Call Vote:

Ayes:

Mr. Sailer, Mr. Blanco, Mr. Carberry, Mayor Kovach, Mr. Mellick, Mr. Schaumburg, Mr. Smith

Nays:

All Ayes. Motion Carried

Site Plan Waiver Request - Block 11 Lot 2- Holly Smith- 3 Main Street:

Ms. Holly Smith advised the board she would like to open up a hot dog food establishment at 3 Main Street. The space was used in the past as a coffee shop and the last business was a travel agency. Ms. Smith stated she plans to be open 7 days a week from 11:00am to 7:00pm and will be serving lunch and dinner. The hotdog will be shipped from Chicago and she will be offering numerous toppings. The hotdogs will be steamed and then grilled.

A Motion was made by Mr. Carberry, seconded by Mayor Kovach, to approve the waiver of site plan:

All Ayes. Motion carried.

Voucher Approval:

A Motion was by Mr. Blanco, seconded by Mr. Carberry to approve the voucher list:

All Ayes. Motion carried.

There being no further business a Motion was made by Mr. Carberry, seconded by Mr. Smith adjourn the meeting at 7:55pm.

Respectfully submitted,

Allison Witt
Land Use Administrator