



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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PLANNING BOARD

Minutes of the Town of Clinton Planning Board meeting held on March 6, 2012 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

Chairman Gallagher called the meeting to order at 7:30pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"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 10:30pm with all items not concluded to be carried over to next month's agenda".

"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".

ROLL CALL:

Present: Gallagher, Hetzel, Insel, Maher, McGuire

Absent: Mayor Kovach, Feldman, Perez, Rogan

Approval of Minutes:

A Motion was made by Mr. Hetzel, seconded by Mr. Maher, to approve the January 3, 2012 minutes

All Ayes. Motion Carried.

Exemption from Site Plan Request- Block 11 Lot 16- JP Hepp

Mr. Hepp stated he was before the board to request permission to open up a chocolate production and retail shop at 49-51 Main Street, currently there are six tenants on the first floor and if approved the chocolate shop would create seven tenants. Mr. Hepp is a certified chocolatier from Belgium and he is interested in making Belgium chocolates in Clinton. The process of making the chocolates will be through melting the chocolates at three levels of temperature from 120 degrees to 68 degrees making molds' then refrigeration. The space will require air conditioning and humidity control there will be no cooking so no venting in the space will be needed. Mr. Hepp stated that he would like to open on a small scale and then adapt to the needs of his customers. He plans to sell the chocolates three days a week and the rest of the time will be producing the chocolates, deliveries will be made via UPS and or Fed EX type box trucks.

A Motion was made by Mr. McGuire, seconded by Mr. Hetzel, to grant Mr. Hepp a waiver of site plan and permit the chocolate shop:

All Ayes. Motion Passed.

Mr. Hepp was advised to fill and submit all the necessary construction permits and apply for sign permits.

Appointment of a Planning Board Alternate Engineer:

Mr. Maher advised the board that Carol Gallo, Chairman of the BOA, Councilman Robert Smith and himself meet and interviewed several candidates that were interested in serving the Town of Clinton as an alternate engineer. Mr. Maher recommends the Planning Board appoint Suburban Consulting Engineers as their alternate engineer. Mr. Holt has already been serving the Town as the Water Engineer and seemed to be very knowledgeable about the Town.

A Motion was made by Mr. Maher, seconded by Mr. Hetzel, to appoint Suburban Consulting Engineers as the Town of Clinton Planning Board Alternate Engineer.

Roll Call Vote:

Ayes: Gallagher, Hetzel, Insel, Maher, McGuire **All Ayes. Motion Passed.**

A Motion was made by Mr. Hetzel, seconded by Mr. Maher to adopt the Resolution (attached) directing the Governing Body to sign and execute an agreement with Suburban Consulting Engineers for the year 2012.

All Ayes. Motion Passed.

Board Updates:

Road Project:

Mrs. Insel advised the board due to the weather the road project is ahead of schedule.

Master Plan:

Mr. McGuire advised the board the Master Plan Committee met with Mr. Zellner from Greener by Design who gave the committee a presentation on solar and alternate energy in New Jersey. The Industrial Tract in Clinton seems like a suitable spot for a solar farm, if the town is interested in a solar farm they would have two options; acquire the property or lease the property. The board suggested a town representative should reach out to the owner to initiate discussion to see if the property owner is interested. In addition, Mr. McGuire suggested the town should consider putting together an alternate energy ordinance.

The Master Plan Committee is scheduled to meet in March to start working on a solar ordinance and to look at the lot lines by the A&P.

There being no further business a Motion was made by Mr. Hetzel, seconded by Mr. Maher to adjourn the Planning Board meeting at 8:45pm.

Respectfully Submitted

Allison Witt,
Land Use Administrator