

Clinton Moebus 34, LLC  
Block 14 Lot 32/ 65 ½ Center Street, Clinton, New Jersey  
Town of Clinton Land Use Board  
Summary of Revised Plan Submission

On or about May 26, 2021, the applicant submitted revised plans to the Town of Clinton Land Use Board Office, which consisted of the following:

A. Major Subdivision Plan

1. Total number of lots proposed now are four. One commercial, One residential, Two open space lots. Previously we had 5 lots subdivision, one residential, three commercial and one open space lot. Due to change in lot count there is change in the lot area of each lot. But no new variances have been created.

B. Preliminary Site Plan

1. The Food Market area is revised to address Eagle's nest as per U.S. Fish and Wildlife
2. No change is proposed to each commercial use building area.
3. No change to density of residential project. 56 town homes continue to be proposed.
4. The pavement width for residential roads has been reduced to 24 ft from 25 ft
5. Added some parking area which will be banked for future if the Townhome project needs any additional parking. HOA can build them without going through municipal approval process.
6. We eliminated one variance of encroachment of deck in the buffer area. All other variances remain as originally proposed.

The purpose of this submission was to address technical issues raised in Municipal Engineer Robert Clerico's review letter dated May 1, 2021 and that of Municipal Planner James Kyle, dated April 30, 2021.

The only substantive change to the application is that the Preliminary and Final Subdivision Application aspect was modified from 5 Lots to 4 Lots. Originally the three commercial uses along New Jersey State 31 (a Food Market, a convenience store/gas station and Fast Food Restaurant) were each sited on individual lots. As shown on the revised plans, all commercial uses will be situated on a single lot, which is permitted under the Town of Clinton ordinance.

The remainder of the submission contained technical revisions as requested by the Board Professionals. The applicant will proceed with its public hearing on June 15, 2021.

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Attorney for the Applicant