

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 Dated April 25, 2023 and May1, 2023  
Dated May 5, 2023

On or about January 24, 2023 the applicant Clinton Moebus 34, L.L.C. submitted a revised set of plans (originally dated December 3, 2020/Revised to April 25, 2023) to the Town of Clinton Land Use Board Office, which consisted of the following:

- A. The project that is the subject of this application is the result of a Settlement Agreement reached between the Applicant and the Town of Clinton in a Declaratory Judgement Action in the Superior Court of New Jersey, Hunterdon County, captioned IMO Town of Clinton, Docket No. HNT-302-15, in furtherance of the Supreme Court of New Jersey's March 10, 2015 decision In Re: Adoption of N.J.S.A. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015).

The application more specifically includes requests for the Board to grant Preliminary and Final Subdivision approval subdividing the property into 3 lots as follows:

Block 14/Lot 32 is proposed to be subdivided into three new lots, with lot numbers 32.01-32.03 (there will be no "remaining lands" of Lot 32).

Lot 32.01 (Commercial District) will consist of 7.39 acres of land and is contain three commercial uses as follows: A. A 2,558 square foot Fast Food Restaurant (possibly "Taco Bell"), which will include "dine in"; "take out" and "drive through" components, as well as attendant parking/ trash disposal and landscaping, as shown in detail on the Site Plan Plat.; B. A 5,700 square foot Convenience Store/Gas Station. 8 fuel pumps are proposed, as well as attendant parking/ trash disposal and landscaping, as shown in detail on the Site Plan Plat; and C. A 21,988 square foot "Food Market" as well as attendant parking/ trash disposal and landscaping as shown in detail on the Site Plan Plat. A portion of the Stormwater Management facility will also be contained on this lot;

Lot 32.02 (Residential District) will consist of 9.10 acres of land and is proposed to contain 56 Residential Units (three bedroom townhomes) as well as attendant parking, and landscaping. A portion of the proposed Stormwater Management facility is also located on this lot, as well as a 1.51 acre "Open Space Easement"; and

Lot 32.03 will consist of 11.57 acres of land is proposed to be an "Open Space/Conservation Buffer" lot. No new development is proposed on this Lot, and is ultimately proposed to be dedicated to the Town of Clinton;

The Applicant shall further seek Preliminary Site Plan Approvals as

follows:

A. For the residential development on the residential parcel with all associated improvements; and

B. for the proposed commercial development of the lots along New Jersey State Highway 31 South with all associated improvements as described herein above.

Also submitted were: detailed engineering plans; Stormwater management plans; Circulation and Traffic reports; Landscaping plans; and various other plans required by the Town of Clinton Land Use Application Checklist.

The entire project will be accessed only from New Jersey State Highway 31 South.

The purpose of the most recent submission was to address technical issues raised in Municipal Engineer Robert Clerico's most recent review letters dated September 20, 2021 and March 17, 2023 and that of Municipal Planner James Kyle, dated April 30, 2021 as well as subsequent conversations with Planner Kyle.

The project, but for the number of proposed lots, remains, fundamentally as originally proposed, and is in compliance with the Affordable Housing Settlement Agreement entered into by the parties and the Town of Clinton Ordinance that was adopted by the Governing Body as a result thereof. 10 Affordable Units, in as yet undermined configuration, will be constructed "off site", on the property upon which the Clinton Music Hall existed and was destroyed by fire in May, 2016.

It is the intention of the applicant to proceed with the previously carried public hearing on the application at the May 16, 2023 meeting of the Board, to be held at 7:30 pm at the headquarters of the Clinton Fire Department located at 1 New Street, Clinton, New Jersey

Howard J. Apgar, Esq.  
Attorney for the Applicant