

EXHIBIT A

Bonnell Properties, LLC (“Bonnell”) is excited to present this application (the “Application”) to the Town of Clinton (the “Town”) Land Use Board (the “Board”) as the Applicant and Owner relative thereto. The Application relates to the properties located at the intersection of Route 513 (Pittstown Road) and Route 173 (Old Route 22) and known as Block 24.01, Lot 1 in the Township of Union (the “Union Property”) and Block 4, Lot 2/Qual B01 in the Town of Clinton (the “Clinton Property”), which may collectively be hereinafter referred to as the “Properties”.

Pursuant to the provisions of the Municipal Land Use Law (the “MLUL”), when an application is filed with regard to a property that is located within two (2) municipalities, each municipality is charged with making a determination with regard to the portion of the property within its boundaries. The within application has been approved by the Township of Union and is now being filed with the Board.

The Application proposes to utilize the existing single-family dwelling located on the Union Property as a tavern and brewery that will sell beer produced on site pursuant to a brewery license issued by the State of New Jersey Alcoholic Beverage Control Commission. The Applicant also proposes to provide off-site parking for this use and to continue the operation of the existing billboard located on the Clinton Property.

The proposed tavern and brewery and all related structures will be located on the Union Property and only off-site parking relative thereto will be located on the Clinton Property along with the continued use of the existing billboard. Off-site parking is not permitted as a principal use in the Town’s C-3 District in which the Clinton Property is located. As a result, a d(1) variance is required for this use.

The Application will also require the approval of a minor access permit by the New Jersey Department of Transportation (the "NJDOT") and the Applicant is in the process of making application to the NJDOT for the same.

This Application will result in the substantial and beneficial improvement of the Properties and the renovation, preservation and adaptive reuse of a historical building that is part of the fabric of the Township of Union, the Town of Clinton and the Bonnell Family. We look forward to sharing this vision with the Board and providing the requisite evidence and testimony to enable the approval of this project.