



HUNTERDON COUNTY PLANNING BOARD

Hunterdon County Administration Building #1
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Carol Hoffmann
Chair

March 8, 2023

Allison Witt, Secretary
TOWN OF CLINTON PLANNING BOARD
P.O. Box 5194
Clinton, New Jersey 08809

**RE: HCPB File numbers referenced below
Clinton Commons
Block 14 Lot 32
TOWN OF CLINTON**

Dear Ms. Witt:

The applicant for the above referenced application submitted a Stormwater Management Report, a NJDEP Flood Hazard and General Wetlands permit, a Traffic Statement, and revised site plans on January 24, 2023. Geo-referenced CAD drawings were submitted to the County GIS portal on January 24, 2023. Staff reviewed the submitted items. Several of the conditions listed below were satisfied by the submitted items. The GIS Division reviewed the submitted files and has rejected the submission.

Preliminary Major subdivision - P2105.001: **Unconditional Approval**

Site Plan - N2105.002 and R2105.001: **Conditional Approval Not to Construct**

1. The applicant provided an application to NJDOT for a driveway access permit on December 19, 2022. The applicant shall provide a copy of the Driveway Access Permit obtained by NJDOT for the site driveways along NJ Route 31.

Final Major Subdivision - F2105.001: **Conditional Approval**

1. Per Section 302.2.A.21 of the Hunterdon County Land Development Standards (LDS), the applicant must label the location (metes and bounds) and widths of all easements on the final subdivision plat.
2. Prior to Unconditional Approval, a geo-referenced CAD drawing in .dxf or .dwg format shall be submitted using this link: <https://arcg.is/1qyLn5>. Three monument markers distributed around the corners of the tract shall be identified in New Jersey State Plane Coordinates, NAD83. The view must be unrotated so that NJPCS north points up on the screen. (Please refer to Section 306.2.A.4 of the Hunterdon County Land Development Standards <https://www.co.hunterdon.nj.us/427/Development-Review> for more information on this requirement.)

Comments from the Hunterdon County GIS Division are listed below:

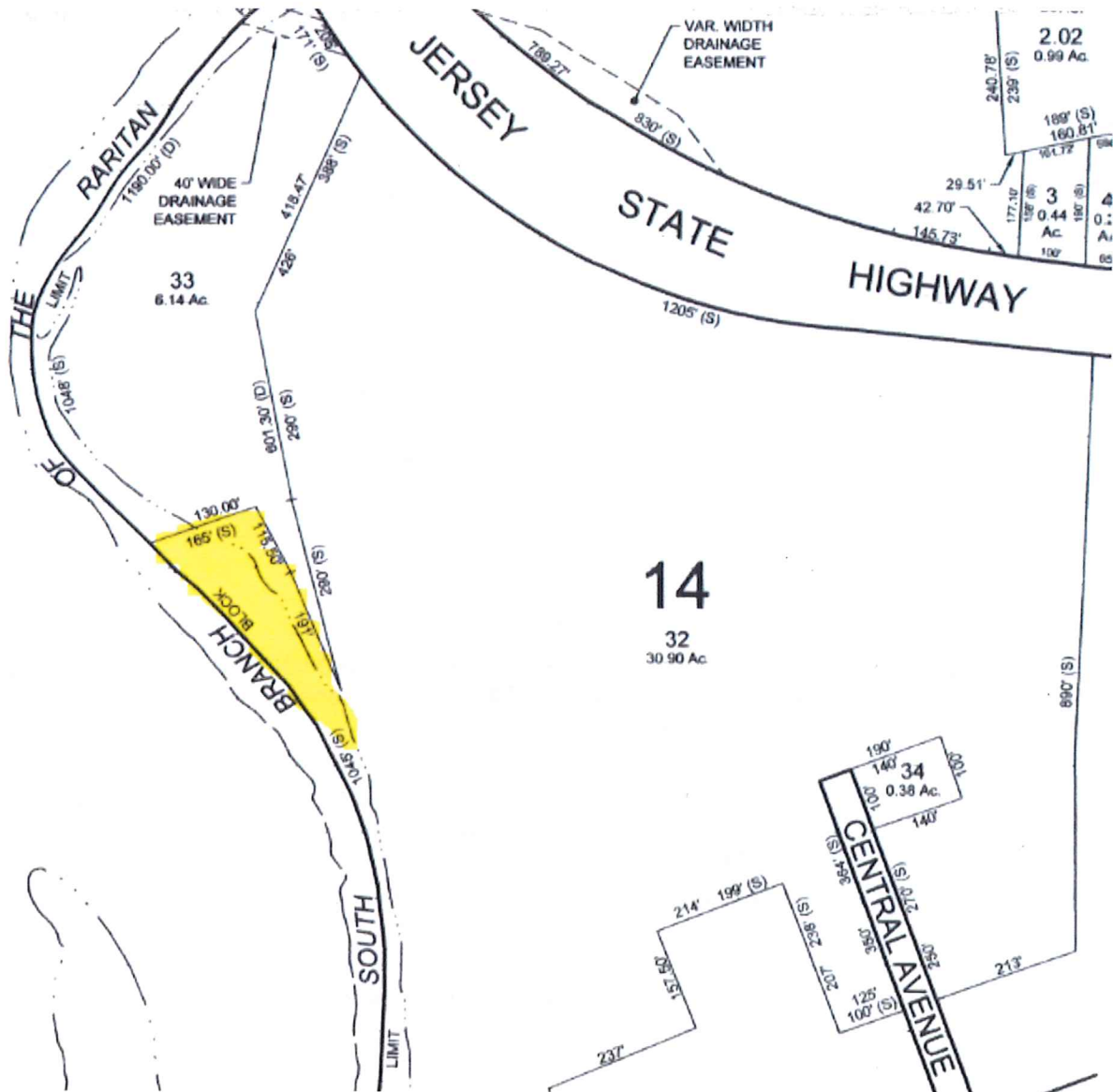
- 2.1 Per Section 304.2 of the Hunterdon County LDS, "All required text and information appearing on the approved final major subdivision plat shall appear on separate layers of the CAD drawing, including the location of all existing and proposed signage and catch basins, and the location of all existing and proposed

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<http://www.co.hunterdon.nj.us>

culverts given as the center of the structure at the centerline of the roadway." Please resubmit the CAD file with at least the following layers added:

- All proposed buildings
- Flood Hazard Area Boundary Line
- Freshwater Wetlands/Water Boundary Line
- Wetlands Buffer
- Highlands Buffer
- Riparian Buffer
- Buffer for the Bald Eagle's nest
- Contours

2.2 The 2012 tax map for the Town of Clinton, includes an area of lot 32 that is not included in the CAD file or in the subdivision and site plan. The area in question is highlighted in the images below. Is this area being subdivided off? The County has no record of a subdivision application.





2.3 Provide all metes and bounds annotations and dimensions for the easements located on the subject properties.

2.4 The northing and easting coordinate at the southeastern corner of the property is missing from the CAD file, please add it.