

**TOWN OF CLINTON  
LAND USE BOARD**

**PUBLIC NOTICE**

Please take notice that the undersigned Clinton Moebus 34, L.L.C. has applied to the Land Use Board of the Town of Clinton in the County of Hunterdon and State of New Jersey for Preliminary and Final Major Subdivision and Preliminary Major Site Plan approval to allow for the development of a mixed use project containing both residential and commercial uses, along with an open space lot.

The application more specifically includes request for the Board to grant Preliminary and Final Subdivision approval subdividing the property into 5 lots. The three lots having frontage along New Jersey State Highway 31 South (proposed Lots 32.01, 32.02 and 32.03) for three commercial pads as described below. A fourth lot or parcel, the "residential parcel" will ultimately contain the residential aspect of the project (proposed Lot 32). The fifth lot will be dedicated to the Town of Clinton for open space as part of the Site plan application (proposed Lot 32.04).

The commercial development will consist of three pad sites presently intended for: an approximately 21,998 square foot food market and associated improvements such as 129 anticipated parking spaces, loading dock and typical landscaping; an approximately 2,558 square foot drive thru/eat in restaurant, along with associated improvements such as an anticipated 24 parking spaces and typical landscaping; and an additional retail facility which will include an approximately 5,694 square foot convenience store, an 8 pump gas station, along with associated improvements such as an anticipated 73 parking spaces, a loading dock and typical landscaping. All commercial sites will have attendant trash disposal facilities.

The residential development on the residential parcel will ultimately consist of 56 townhouses and associated improvements, such as internal roadways, parking, landscaping, trash disposal facilities and screening.

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

The property that is the subject of this application is known and designated as Block 14 Lot 32 and having a street address of 65 ½ Center Street, Clinton, New Jersey,

however, the primary access for the project will ultimately be from New Jersey State Route 31 South. The subject property is located in the MF-1 & C-5 Zones. The reconfigured proposed Lot 32, which is described above as the “residential parcel” will require a variance pursuant to N.J.S.A. 40:55D-70( c ) for minimum lot area. The MF-1 zone requires a minimum lot area of 15 acres. The proposed Lot 32 (residential parcel) will consist of 10.10 acres.

Additionally, the Ordinance creating the MF-1 Zone required a 50 foot buffer between the improvements proposed by this application and the property boundary lines of the existing residential uses to the immediate East of the subject property. The ordinance further allowed for a 7 (seven) foot encroachment into the 50 foot buffer for patios or decks to be constructed onto the individual town homes adjacent to the buffer. A 10 foot encroachment is proposed for the applicable units. This shall also require a variance pursuant to N.J.S.A. 40:55D-70( c ).

The Applicant may also apply for such variances, waivers exceptions or interpretations of law or fact as may be required upon analysis and testimony regarding the plans at the public hearing.

PLEASE TAKE FURTHER NOTICE that the matter is now on the Board's calendar and a public hearing will be held on Tuesday, April 6, 2021 at 7:00 p.m. Due to the COVID-19 virus and the mandatory quarantines imposed by the Governor of the State of New Jersey , the public hearing will be conducted virtually using the Zoom platform at which time you may appear and present any comments and/or questions which you may have regarding this matter. If interested, parties can use the following link below to participate by video or telephone:

When: April 6, 2021 at 7:00 PM Eastern Time (US and Canada)  
Topic: Land Use Board Public Meeting

Please join the Zoom Meeting from your computer, tablet or smartphone.  
<https://us02web.zoom.us/j/88446072256>

Meeting ID: 884 4607 2256  
Password 032410

One tap mobile  
+16465588656,,88446072256# US (New York)  
+13017158592,,88446072256# US (Germantown)

Dial by your location  
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)

Meeting ID: 884 4607 2256 Password 032410

Find your local number: <https://us02web.zoom.us/j/kcm6USYzHJ>

Joining the meeting by Zoom is free to participants.

Prior to the meeting, the application and documents will be linked to the meeting agenda, which will be published on the Town of Clinton website <https://www.clintonnj.gov/> 10 days prior to the meeting. Arrangements can also be made with the Town Land Use Board Secretary to view or receive the application and documents by email (contact [awitt@clintonnj.gov](mailto:awitt@clintonnj.gov)) or US mail or to view the documents at the Town of Clinton Municipal Building, 43 Leigh Street, Clinton, New Jersey. If you lack the resources or know-how for technological access you should contact the Land Use Board Secretary for assistance. The Land Use Board Secretary, Allison Witt, may be contacted at 908-735-2275 or by email at [email awitt@clintonnj.gov](mailto:awitt@clintonnj.gov).

This notice is being given in compliance with N.J.S.A. 40:55D-12.

**Clinton Moebus 34, L.L.C.**

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