

TOWN OF CLINTON – LAND USE BOARD

NOTICE OF VIRTUAL PUBLIC HEARING

Applicants(s): Ansuya Enterprise of Clinton, LLC
Ansuya Riverbend, LLC

Property: Route 31 - Town of Clinton
Block 17, Lot 2 & Block 17.01, Lot 2.03 (formerly known as Block 18 Lots 2,
2.04 & 6)

In compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the Town of Clinton (the "Town") and the Rules and Regulations of the Town of Clinton Land Use Board, and in order to comply with the Executive Orders signed by Governor Murphy and in an effort to follow best practices recommended by the United States Center for Disease Control (CDC), **PLEASE TAKE NOTICE** that on the **3rd of May 2022 at 7:00 p.m.** a **virtual** hearing will be held before the Land Use Board of the Town of Clinton with regard to the above captioned Property, which is located in the Town's OB-4, Office Research Zone District.

In furtherance of Resolution No. 2019-06 memorialized by the Town of Clinton Land Use Board (the "Board") on June 4, 2019, the Applicants are hereby applying to amend the previously approved development of the Property (the "Project"). The Applicants are proposing to amend the previously approved Project to:

1. In Phase 3: (a) Construct a one (1) story building with a footprint of approximately 1,200 sf to be utilized for business/professional/executive office and meeting space; and (b) Construct a three (3) story building with a footprint of approximately 8,040 sf to be utilized for a restaurant/bar and business/professional/executive office and meeting space on the first floor and twenty (20) hotel rooms on the second and third floors; and
2. In Phase 2: (a) Construct a one (1) story building with a footprint of approximately 2,540 sf to be utilized for a drive-thru, fast-food restaurant/coffee shop.

In connection with the above, the Applicants require the approval of the following from the Board:

1. Additional phasing of the Project to incorporate what is outlined as Phases 2 and 3;
2. Amended preliminary site plan approval for Phases 2 and 3 of the Project;
3. Final site plan approval for Phase 3 of the Project;
4. Use variance approval for the drive-thru, fast-food restaurant/coffee shop included in Phase 2 of the Project; and
5. A statutory extension of the time period within which to obtain final site plan approval of Phase 2 of the Project.

The Applicants will provide the Board with expert testimony from their engineer, architect, traffic engineer and planner in support of the use variance and other relief requested. The Applicants also seek the approval of any and all other relief, exceptions, waivers, permits and/or approvals that are deemed necessary or appropriate by the Board in connection with the proposed amendments to the Project outlined above upon review of the application and site plans.

THE MEETING WILL BE OFFERED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANTS, APPLICANTS'S TEAM, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC USING THE ZOOM OPERATING SYSTEM. THE ZOOM OPERATING SYSTEM IS AVAILABLE FOR DOWNLOAD AT www.Zoom.us TO ATTEND THIS MEETING VIRTUALLY VIA COMPUTER, TABLET, OR SMARTPHONE, ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE OR JOIN VIA THE APPROPRIATE TELEPHONE NUMBER PROVIDED BELOW:

<https://us02web.zoom.us/j/88446072256>

Meeting ID: 884 4607 2256

Passcode: 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)

The agenda and any application documents are available to view on the Town of Clinton website at: www.clintonnj.gov and can be located by clicking on "Businesses" on the top of the main page and selecting "Land Use Board" and then "Land Use Board Agenda" for May 3, 2022 on the right hand side of the screen or by contacting the Board Secretary, Allison Witt, by telephone at 908-735-2275 or e-mail, as provided above. Individuals lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should also contact the Board Secretary to view these application documents in person which are all on file at the Office of the Clinton Town Clerk in the Municipal Building located at 43 Leigh Street, Clinton, New Jersey 08809.

During the public hearing, any interested party, or its agent or attorney, will have an opportunity to view and/or hear the hearing in its entirety and be heard by logging into the virtual meeting. All meetings are open to the public and the above links/information for attending and participating in the meeting are also posted on the Town website at www.clintonnj.gov

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