

EXHIBIT A

Description of Application and Relief Requested

The Applicant, Puleo International, Inc., based in the USA, is a third-generation family owned manufacturer and distributor of unique hand-crafted Christmas, Halloween, and holiday décor items. For over 60 years, the Applicant's strong commitment to quality and service, attention to detail and outstanding designs have made its company a leader in the seasonal products industry. The Applicant offers an extensive collection of artificial Christmas trees, wreaths and garlands - both unlit and pre-lit in various designs and sizes - as well as a wide range of indoor and outdoor décor items and leading retailers worldwide throughout the USA, Canada, Mexico, Europe, Australia, Asia and South America carry the Applicant's products. The Applicant is the "The Oldest Family Name for Christmas Trees in America" and takes great pride that the Puleo name reflects a family tradition of commitment to the highest standards in product quality and service to its customers.

The Applicant is now bringing its quality products and outstanding service to the Town of Clinton. Specifically, the Applicant is seeking approval from the Town of Clinton Land Use Board to construct a 100,000 square foot building (the "Building") on the property located on the corner of Route 13 and Moebus Place at Block 18, Lot 5 (the "Property"). The Applicant also proposes to provide various additional site improvements and off-street parking in connection with the construction of the building (the "Additional Improvements"). The Applicant proposes to utilize the Property as a warehouse and showroom facility with ancillary offices for its Christmas tree division, Puleo Tree Company. The Applicant would also utilize the Property for an annual inventory sale of Christmas trees that would be open to the public. Otherwise, the

Applicant's facility would be accessible only to trucks making pick-ups and deliveries and other staff of the Applicant.

The proposed use is not permitted in the OB-4 Zone in which the Property is located. However, the prior approvals granted to the Property were for two (2) professional office buildings consisting of approximately 50,000 square feet each. The previously approved two (2) office buildings total the same square footage of the proposed Building. In addition, although the previously approved office buildings were permitted, they constitute a much more intensive use than that proposed by the Applicant for many reasons which will be articulated by the Applicant's planner at the hearing. For instance, 495 parking spaces were required in connection with the prior approval whereas 150 parking spaces are required for the proposed use.

Testimony with regard to the proofs required for the approval of the relief requested by the Applicant pursuant to N.J.S.A. 40:55D-70(c) and (d) will be provided by the Applicant's planner at the hearing. Specifically, the Applicant's planner will testify as to the exceptional conditions of the Property; the hardships to the Applicant; the particular suitability of the Property for the proposed use, especially in light of the location of the Property abutting a State highway; the special reasons furthered by the granting of the proposed relief; that the granting of the relief requested can be done without substantial detriment to the public good and without substantially impairing the intent and purpose zoning ordinance; and the manner in which granting the relief requested would affect the various purposes of zoning.