

September 18, 2020

Town of Clinton Land Use Board

Attn: Allison Witt (via email awitt@clintonnj.gov)

PO Box 5194

Clinton, NJ 08809

Dear Allison,

The Environmental Commission of the Town of Clinton (EC) has reviewed the project summary, colored rendering of the site plan, and traffic impact study for the redevelopment of the former A&P property on 49 NJSH Route 173 (Block 21, Lots 29, 30.01, 31, 32 and 33) in the Town of Clinton prepared by Old 22 Urban Renewal Associates, LLC. The following comments and questions are of high interest to the EC and the EC would like them to be considered and/or responded to by the Applicant during their planned testimony to The Town of Clinton Land Use Board (Board) in October 2020:

- 1. Green Building Features** – Describe any green building features that will be incorporated into the site, such as solar panels on the roof, installation of energy-efficient appliances in apartment units, use of reprocessed resources for building materials, and low VOC paints and carpeting.
- 2. Exterior Landscaping** – Depict the types of plantings and their location throughout the site. Plant species selected should be native species that are well-suited to the site conditions. Tree species planted on the side of Route 173 should be substantial trees such as oaks or maples to provide shade for streetscape. Consider leaving the slope between the development and Center Street properties as natural woodlands, preserving as many existing trees as possible.
- 3. Storm Water Management** – Describe the storm water management plan for the entire site and provide specific details regarding the management of runoff from the adjacent steeply sloped properties on the north side of the site. Describe elements of the plan that ensure groundwater recharge and prevent contaminants from reaching the Beaver Brook. Will the plan incorporate natural features such as pervious surfaces, bio swales and rain gardens?
- 4. Waste Management** – Describe the design and plan for the collection, storage, and pick up of trash and recycling for commercial and residential occupants.
- 5. Lighting** – Describe the plan for exterior lighting. It should only be used where needed and be no brighter than necessary. Consider using motion-detection lighting where possible. Minimize blue light emissions. All lighting should be fully shielded with no upward pointing fixtures (see illustration below). Any decorative landscape lighting should be turned off by 11 PM. Particular sensitivity should be placed on the area between the development and Center Street properties.
- 6. Walkability and Pedestrian Safety** – The Town of Clinton treasures its vibrant downtown and seeks safe passage for residents and visitors alike.

a. Concerns:

- 1) What are the considerations for safely connecting this development to the many places that would draw the building's occupants (i.e. - restaurants, grocery store, bank, and other businesses directly across the street; the commercial center of town; the Transbridge bus stop and neighboring establishments)?
- 2) What is the designated walking plan for children residing in the building to safely travel to and from Clinton Public School?

b. Ideas for Solutions:

- 1) Consider connecting the building to the external side walk, for example, with a concrete sidewalk over the parking area
- 2) Facilitate safe crossing of Route 173 to businesses on the other side; work with NJDOT to install crosswalk at or near the development.
- 3) Explore options for building a continuation of the sidewalk towards the town center, e.g. Approach Clinton Township and the County about installing complete sidewalks along Route 173 and Center Street to access the bus stop, along with a crosswalk and walk/don't walk indicators.

7. Traffic Out of Development –Describe plans to mitigate the impact of higher volumes of traffic out of the development. During the morning rush of school runs and work commutes, there may be higher numbers of cars than shown in the traffic study. Many parents in the town drive their children a short distance to Clinton Public School and the high school. For the sake of facilitating the flow of traffic leaving the development, consider making two lanes out so that cars turning right have a separate lane from cars turning left.

I appreciate you sharing this letter with the Board Members and Professionals on our behalf.

With kind regards,

Véronique T. Lambert
Chair, Town of Clinton Environmental Commission
vtlambert@gmail.com

cc:

Old 22 Urban Renewal Associates, LLC

Katharine Coffey, Attorney (via email kcoffey@daypitney.com)

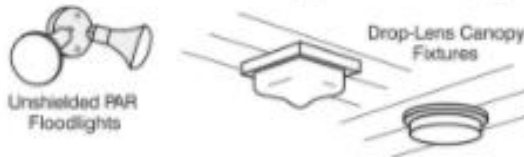
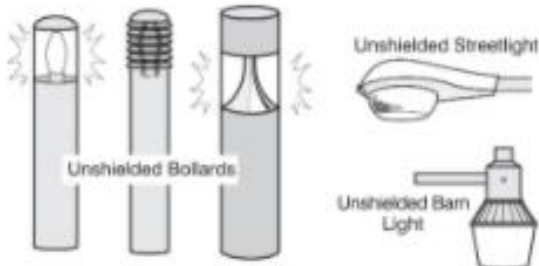
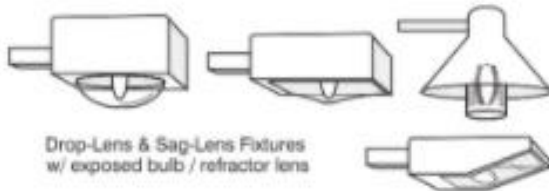
Brett Skapinetz, Engineer (via email bskapinetz@dynamiceac.com)

Geoffrey Long, Applicant (via email glong@ingerman.com)

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

