

NOTICE

PLEASE TAKE NOTICE that Puleo International, LLC will be heard before the Land Use Board of the Town of Clinton, regarding the property known as Block 18 Lot 5, and located at 13 Moebus Place, Town of Clinton, Hunterdon County, New Jersey at the intersection of Route 31 and adjacent to Clinton Township. The property is located in the OB-4 (Office Building) zone district.

The Applicant is seeking preliminary and final site plan approval, use variance approval pursuant to NJSA 40:55D-70(d)(1), floor area ratio variance approval pursuant to NJSA 40:55D-70(d)(4), and bulk variance approval pursuant to NJSA 40:55D-70(c) to allow for the construction of a 100,000 square foot building and various additional site improvements, including sufficient off-street parking. The building would be utilized as a warehouse and showroom facility, primarily for the Applicant's Christmas tree division, at which the Applicant would conduct an annual inventory sale of Christmas trees that would be open to the public. Otherwise, the Applicant's facility would not be accessible to the public and would only be utilized by the Applicant. In addition to the use variance and preliminary and final site plan approval, the Applicant requests relief from the following requirements of the Town Ordinance: (i) a design waiver from the number of street trees required in an amount to be determined by the Board and its' professionals; (ii) a "c" variance from the maximum height requirements for the proposed building (40' required and 42' proposed); and (iii) a "d(4)" variance from maximum floor area ratio permitted (a maximum of 15% is permitted and 19.18% is proposed, not including the wellhouse). The Applicant also requests approval of such variances, waivers or interpretations of law or fact as may be required upon analysis and testimony regarding the plans at the public hearing.

The Property was previously approved for two (2) professional office buildings consisting of approximately 50,000 square feet each. The Applicant now proposes to construct one (1) building totaling the same 100,000 square feet in size, but the proposed use is much less intensive than the previously approved professional office building use for many reasons which will be articulated by the Applicant's planner at the hearing, such as the number of individuals on site (495 parking spaces were required in connection with the prior approval whereas 150 parking spaces are required for the proposed use).

PLEASE TAKE FURTHER NOTICE that the matter is now on the Board's calendar and a public hearing will be held on Tuesday, March 2, 2021 at 7:00 p.m. Due to the COVID-19 virus and the mandatory quarantines imposed by the Governor, 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: March 2, 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