

## **NOTICE**

**PLEASE TAKE NOTICE** that Puleo International, LLC will return to the Land Use Board of the Town of Clinton (the “Board”) with regard to 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”). The Property is located in the OB-4 (Office Building) zone district.

The Applicant previously received 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); bulk variance approval pursuant to NJSA 40:55D-70(c); and the approval of waivers to allow for the construction of a 100,000 square foot warehouse/showroom building and various additional site improvements, including sufficient off-street parking in connection with the use of the Property for its Christmas tree division, subject to a number of specific conditions. The Applicant’s request for bulk variance approval pursuant to NJSA 40:55D-70(c) to install a sign on the building that is larger than that permitted by the Town Land Use Ordinance was denied.

One condition of the resolution of approval (as drafted, but not yet adopted by the Board) provides that the trucking operations/deliveries in connection to the use shall reflect the timing and schedule as described during the testimony during the hearing on the application. It further provides that if there are substantial changes to the trucking schedule equating to a change of 50% or greater in terms of truck traffic generation than what was testified to during the course of the hearings, the applicant shall return to the Board for further review as to the underlying nature of the use.

The Applicant is returning to the Board in order to reopen the matter to clarify certain portions of its prior presentation/testimony with regard to the off-peak usage of the Property, specifically, the estimated number of trucks that will be accessing the same. The portions of the Applicant’s presentation with regard to peak usage of the Property shall remain the same. The clarifications will also not affect or otherwise alter the testimony of the Applicant’s expert witnesses with regard to the Application. In addition, the Applicant is prepared to make a reduction in the number of bays previously proposed to and approved by the Board. The Applicant is seeking the same relief previously granted by the Board (and stated above) based on the clarification/testimony that will be provided at the public hearing.

To the extent necessary, the Applicant also requests approval of such variances, waivers or interpretations of law or fact as may be required (but which is not anticipated) based upon the clarification of the Applicant’s presentation at the public hearing and any comments and/or action of the Board and/or its’ professionals as a result of the same.

**PLEASE TAKE FURTHER NOTICE** that the matter is now on the Board’s calendar and a public hearing will be held on Tuesday, May 18, 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: May 18, 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>  
Participation in the meeting is free to all who join.

Prior to the meeting, additional documents, if any, 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 [awitt@clintonnj.gov](mailto:awitt@clintonnj.gov).

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