

Old 22 Urban Renewal Associates, LLC
Town of Clinton Land Use Board
Block 21, Lot 32 (previously Lots 29, 30.01, 31, 32 and 33)
Sign Variance Application Addendum

Old 22 Urban Renewal Associates, LLC (“Applicant”) is the owner of property located along N.J.S.H. Route 173, designated on the Town Tax Map as Block 21, Lot 32 (previously lots 29, 30.01, 31, 32, and 33) (the “Property”). The Property is subject to the Redevelopment Plan for the Former A&P Supermarket adopted by the Town Council via Ordinance #20-16 on August 12, 2020 (the “Redevelopment Plan”). The Redevelopment Plan supersedes the Town of Clinton Zoning Ordinance and amends the zoning district map.

The Town of Clinton Land Use Board granted preliminary and final site plan, “c” variance and RSIS exception approval to construct a mixed-use development consisting of an approximately 6,005 square foot retail space, approximately 494 square feet of office space and 120 multi-family residential units, inclusive of 24 units set-aside for low and moderate income housing, together with associated common and amenity space, a pool area for residents’ use, parking spaces, stormwater management improvements, trash enclosures and other related site improvements by Resolution No. 2020-14 dated October 13, 2020.

The Applicant is seeking a “c” variance to permit a temporary marketing banner sign to be installed at the Property during construction. The temporary sign is proposed to be installed on the construction fence and is proposed to be 14 feet in length by 4 feet in height, exceeding the sign requirements in the Town’s Zoning Ordinance.

**Town of Clinton
VARIANCE APPLICATION**

No. 21-09 (date filed) 10-25-21 Fee deposited 100.00 Attorney ID # _____

(DO NOT WRITE ABOVE THIS LINE)

INSTRUCTIONS

Application for appeals to the Land Use Board of The Town of Clinton must be made on this form and filed with the Secretary of the Board along with Twenty (20) Copies of Plot Plan/ Site Plan.
Additional information may be required by the Board.

After filing the application you will be notified of the date the hearing will be held on your application together with detailed instructions concerning the procedure you must follow to give notice of the hearing to adjoining property owners.

In the event a variance is granted, you are hereby notified that said variance shall expire unless work is commenced and diligently prosecuted within nine (9) months from the date of the granting of the variance.

1. Name of Applicant: Old 22 Urban Renewal Associates, LLC

Address: 5 Powell Lane, Collingswood, NJ 08108 Phone 856-662-1730

2. Name & address of present owner (if other than No.1 above) Applicant is the property owner.

3. Interest of applicant if other than owner: N/A

4. Description of property: Prior A&P site; mixed-use residential project under construction (approved by LUB Resolution No. 2020-14)

How Zoned: Redevelopment Plan adopted pursuant to Town Ordinance #20-16

Street Address: N.J. State Highway Route 173

Tax Map Block No. 21 Lot No: 32 (previously Lots 29, 30.01, 31, 32, 33)

Size of Lot: 5.64 acres Size of Building 38,178 s.f. footprint

Number, Size & Use of accessory buildings: 1 - existing single family dwelling to be used as property maintenance office

Height of Building: 48.35 feet #of Stories: 4 stories

Setback from front property line: 81.2 feet Rear yard: 51.2 feet.

From side lot lines: 73.6 feet, and 96.4 feet.

Prevailing setback of adjoining buildings with block: _____

5. Attach a plot plan showing the block and lot numbers, dimensions of lot, dimensions of present and proposed structures, and location of all structures in relation to all other structures and to property lines and plans of any proposed buildings.

See enclosed approved Site Plan Sheet 4. No changes are proposed to the previously approved site plan with the exception of the installation of the proposed temporary banner sign during construction. A rendering of the proposed temporary sign is enclosed.

6. Specify the relief sought from the Board under NJSA. 40:55D- 70 et seq.

Variance pursuant to N.J.S.A. 40:55D-70(c)(2) to permit a temporary banner sign that is 56 square feet, which is in excess of the permitted sign size of 50 square feet in Ordinance Section 88-64F(2)(c). This application considers this banner sign located on the construction fence to be a "wall" sign.

7. Has there been any previous appeal involving these premises? If so, state character of appeal and date of disposition.

Yes. Preliminary and Final Site Plan, "C" Variances, Exceptions from RSIS approved by Resolution No. 2020-14 dated October 13, 2020. A copy of the resolution is enclosed.

8. If variance is under NJSA. 40:55D-70 (c) give details on any of the following which may apply:

(a) Exceptional narrowness, shallowness, or slope of property:

N/A - the Applicant is seeking relief pursuant to c(2), which requires a balancing of the benefits and detriments of the deviation of 6 square feet.

(b) Exceptional topographic conditions:

N/A - the Applicant is seeking relief pursuant to c(2), which requires a balancing of the benefits and detriments of the deviation of 6 square feet.

(c) Other extraordinary and exceptional situations or conditions of the property:

N/A - the Applicant is seeking relief pursuant to c(2), which requires a balancing of the benefits and detriments of the deviation of 6 square feet.

(d) Exceptional and undue hardships upon the owner of property:

N/A - the Applicant is seeking relief pursuant to c(2), which requires a balancing of the benefits and detriments of the deviation of 6 square feet.

9. If the use is not permitted in the zone NJSA 40:55D-70(d)-specify the details on the following:

(a) How this is a particular case:

N/A

(b) What are the special reasons for the variance:

N/A

10. Specify how the relief requested, if granted, can be granted without substantial detriment to the public good and without substantially impairing the intent and plan of the zoning ordinance, and how it would affect the following purposes of zoning.

(a) To Lessen congestion in the streets:

(b) Secure safety from fire, flood, panic and other dangers:

(c) Promote health, morals and the general welfare:

(d) Provide adequate light and air:

(e) Prevent the overcrowding of land or buildings:

(f) Avoid undue concentration of population:

(g) Other:

11. The applicant does hereby grant an extension of time from the date within which the Land Use Board must act on this application for a period of _____.

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY}

Morris : SS.
COUNTY OF ~~HUNTERDON~~

Nicole M. Magdziak, of full age, being duly sworn according to law,

on oath deposes and says that all of the above statements are true.

Sworn to and subscribed before
me this 27th day of October 2021.

Brooke Kaplan
Attorney at Law
Notary Public of New Jersey

Nicole Magdziak
Signature of Applicant
Nicole M. Magdziak, Attorney for Applicant

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Contact
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856-662-1730 x1103

