

**TOWN OF CLINTON  
LAND USE BOARD  
PUBLIC NOTICE OF HEARING**

PLEASE TAKE NOTICE that on February 7, 2023 at 7:00 p.m., Old 22 Urban Renewal Associates, LLC (the “Applicant”) will appear before the Town of Clinton Land Use Board (the “Board”) by virtual meeting, which can be accessed using the instructions provided below, for a public hearing concerning its application for amended preliminary and final site plan approval to modify the previously approved plans, as further described below, relating to the 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 Property is approximately 5.64 acres. The Property was previously used as an A&P Supermarket and is currently under construction.

The 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 on the Property by Resolution No. 2020-14 dated October 13, 2020.

The Applicant now seeks amended preliminary and final site plan to modify the plans in the following manner:

- New stairs are proposed along the southerly building entrance adjacent to the ADA ramp;
- Electric vehicle charging stations are proposed to be relocated and repositioned between parking spaces to allow for dual charging capabilities, which results in the increase of one (1) electric vehicle charging space but a decrease in the total number of charging units from five (5) to three (3);
- Transformer pad is proposed to be relocated from the southwestern building corner to the northwest corner of the site, along with a six foot (6’) fence to screen the transformer from the northerly residential properties;
- On-site utility pole proposed to serve the new transformer location;
- Courtyard area and pool layout proposed to be revised, including associated sidewalk connections;
- Revised grading plan to account for the afore-mentioned modifications to the plans;
- Up-Flow Water Quality Unit #1 is proposed to be relocated slightly to avoid conflict with a JCP&L easement;
- Two (2) new yard inlets proposed within the courtyard area;
- Water service lines proposed to be rerouted into the trash / utility room;

- Portion of the landscaping is proposed to be relocated outside of the JCP&L easement;
- Updated lighting fixtures are proposed; and
- The previously approved ground sign to be mounted on the retaining wall is proposed to be removed and replaced with a backlit, identification wall sign.

The Applicant seeks a “c” variance from the following provisions of the Clinton Town Code:

- Section 88-64(B)(5), which prohibits internal illumination of signs, whereas the Applicant proposes backlit lighting on the ground sign at the entrance drive (previously approved) and on the new identification wall sign.
- Section 88-64(F)(2)(a), which requires that the total area of a wall sign not exceed 5% of the gross area of the building wall, including window and door area, to which it is attached, whereas the Applicant proposes a wall sign that exceeds 5% of the gross area of the building wall to which it is attached.

The Applicant will also seek such variances, waivers, exceptions and/or relief that may be required upon a review of the plans, testimony and other materials at the public hearing whether requested by the Applicant, the Board or otherwise.

In recognition of the declared COVID-19 public health emergency and the Governor’s executive orders related to the same, the manner in which you may access both the application documents and participate at the public hearing on the applications has been revised in accordance with the recommendations of the New Jersey Department of Community Affairs, Division of Local Government Services. The Board is utilizing the Zoom meetings program, a cloud platform for video and audio conferencing across mobile devices, desktop computers, laptop computers and telephones, to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

During the public hearing, any interested party, or its attorney, will have an opportunity to view and/or hear the hearing in its entirety and be heard by logging in to the virtual meeting. The Board will open the meeting to the public during public comment time. Each person will have the opportunity to ask questions and give comments at the appropriate time. Any individuals giving sworn testimony, including members of the public making comments, shall appear by video.

To log into the meeting, please use the following website link: <https://us02web.zoom.us/j/88446072256>. The meeting identification number is 884 4607 2256 and the password is 032410.

You may also participate in the virtual meeting telephonically, with audio only, by dialing one of the following phone numbers and entering the conference identification number 884 4607 2256 and the password is 032410, when prompted:

- +16465588656,,88446072256# US (New York)
- +13017158592,,88446072256# US (Germantown)
- +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)

Find your local number: <https://us02web.zoom.us/j/kcm6USYzHJ>

Participating via online/virtual means or telephonically is free of charge to the public. The above virtual meeting information will also be provided on the Town of Clinton website prior to the public hearing and on the Board's agenda for the meeting.

Paper copies of the application, documents, map and plans for which approval is being sought are on file with the Board Secretary, Allison Witt, who can be reached by telephone at (908) 735-2275, or by e-mail at [awitt@clintonnj.gov](mailto:awitt@clintonnj.gov), during current business hours, Monday through Friday, and are available for public inspection in the Land Use Board Office located at the Town of Clinton Municipal Building, 43 Leigh Street, Clinton, NJ 08809. The application, documents, maps, and plans for which approval is being sought are also available on the Town of Clinton Website [www.clintonnj.gov](http://www.clintonnj.gov) under the Land Use Board Calendar.

Individuals lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should contact the Board Secretary by telephone at (908) 735-2275, or by e-mail at [awitt@clintonnj.gov](mailto:awitt@clintonnj.gov) for assistance in accessing the application, plans and other documents and the virtual meeting.

The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

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