

Old 22 Urban Renewal Associates, LLC
Town of Clinton Land Use Board
Block 21, Lots 29, 30.01, 31, 32, 33
Application Addendum

Old 22 Urban Renewal Associates, LLC (“Applicant”) is the contract purchaser of properties located along N.J.S.H. Route 173, designated on the Town Tax Map as Block 21, Lots 29, 30.01, 31, 32, and 33 (collectively, 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 Property is approximately 5.64 acres. The Property was previously used as an A&P Supermarket.

The Applicant seeks preliminary and final site plan 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. The Applicant is proposing to construct __ one-bedroom units, __ two-bedroom units and __ three-bedroom units.

The Applicant is requesting waivers from Checklist requirements as indicated below.

Required Documents (to be submitted):

- (H) Temporary waiver requested; the Applicant submitted Water Allocation and Sewer Allocation applications to the respective departments and are awaiting a response from same;
- (I) Temporary waiver requested; the Applicant submitted plans to the Clinton Fire and Rescue companies for their review and comments and are awaiting a response;
- (W) A wetlands absence memo is included with this submission;

Required Documents (to be on the plans):

- (11 a.-c.) No changes are currently being proposed to the adjacent Route 173;
- (20) Partial waiver requested; plan drawings of existing and proposed utilities are included with this submission. Profile drawings will be provided upon approval of the proposed utility design in conjunction with the TWA application;
- (22) Partial waiver requested; plan drawings of existing and proposed storm sewer elements are included with this submission; profiles will be provided upon approval of the proposed stormwater management design;
- (46) Temporary waiver requested; signed and sealed as-built drawings will be provided prior to the issuance of the certificate of occupancy.