CLINTON TOWNSHIP PLANNING BOARD MEETING

MINUTES

September 14, 2026 7:00PM

FLAG SALUTE

CALL TO ORDER AND PUBLIC NOTICE read by the Chairman

This is the September 14, 2026, public meeting of the Planning Board of the Township of Clinton, County of Hunterdon, and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an annual notice was published in the Hunterdon Review and Courier News. Notice of and an agenda for this meeting was posted on the Township website, the bulletin boards at the front of the Municipal Building and the front door of the Public Safety Building and sent to the Hunterdon Review and Courier News no later than the Friday prior to this meeting.

ROLL CALL

The following Board Members were present at the meeting:
Aversa, Glaser, Grube, Mullay, McCaffrey, Cimei

The following Board Members were absent from the meeting:
Butcher, Higgins, Kleinhans

The following Board Professionals were present at this meeting:
Board Planner Tom Behrens, Board Engineer Stan Schrek, Board Landscape Architect Jim Mazzucco, Board Attorney Jonathan Drill

MEETING MINUTES FOR APPROVAL

August 17, 2026, Regular Meeting Minutes

Mr. Aversa moved, and Mr. McCaffrey seconded the motion to approve the August 17, 2026, regular meeting minutes. All members present and eligible voted 'yes'. Meeting minutes were approved.

MASTER PLAN CONSISTENCY REVIEW

ORDINANCE #1235-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" to (A) Eliminate the existing PUD Planned Unit Development Overlay District applicable to properties in the Beaver Brook Country Club Development; (B) Create a new "PUD Planned Unit Development District" consisting of all properties in the former PUD Overlay District except for three parcels that will remain in the RR-4S Residential District; (C) Create a new "PUD-AHO Planned Unit Development Affordable Housing Overlay District" comprising a portion of the new PUD District along Route 31 in accordance with the terms of the

July 2026 Fourth Round Affordable Housing Settlement Agreement between the Township of Clinton and Fair Share Housing Center, Inc. and recommendations set forth in the "2026 Periodic Reexamination Report of the Master Plan & Development Regulations & Amendments to the Land Use Plan & Housing Element and Fair Share Plan" adopted by the Planning Board on August 17, 2026.

Mr. Behrens introduced and presented his review of the ordinance for consistency with the Master Plan. He noted that Ordinance 1235-2026 was consistent with the Master Plan and that he did not find any inconsistencies.

The Board discussed the ordinance and its consistency with the Master Plan.

Mr. McCaffrey moved, and Mr. Glaser seconded the motion to declare Ordinance #1235-2026 as being Consistent with the Master Plan. All members present and eligible voted 'yes'. This Ordinance referral passed.

[Mr. Mullay entered the meeting at 7:13pm]

ORDINANCE #1236-2026 – An Ordinance of the Township of Clinton in Hunterdon County, New Jersey amending Chapter 165, "Land Use Regulations" of the "Code of the Township of Clinton" to add a definition for Computer and Data Processing Centers and Facilities.

Mr. Behrens introduced Ordinance 1236-2026 and presented his review for consistency with the Master Plan. He noted that Ordinance 1236-2026 was not inconsistent with the Master Plan.

The Board agreed that the ordinance was not inconsistent with the Master Plan.

Mr. Aversa moved, and Mr. Grube seconded the motion to declare Ordinance #1236-2026 as being Not Inconsistent with the Master Plan. All members present and eligible voted 'yes'. This Ordinance referral passed.

PUBLIC HEARINGS

APPLICATION PB-2026-08
Patel Family, LLC
1030 Route 22 - Block 4.03 Lot 28

The applicant is seeking preliminary and final site plan approval to construct a 36,302SF one-story manufacturing building with office area with variances in the C-ROM zoning district.

Michael O'Grodnick presented the application on behalf of the applicant. The light manufacturing building will be used for producing medical grade plastic bottles and caps for local pharmaceutical companies. The facility is expected to be in continuous operation 365 days per year.

Frank Patel, managing partner; Giovanni Manilio, engineering expert; Roberto Martinez, architect; Doug Polyniak, traffic engineer; and John McDonough and Miles Elgart, planning experts; along with Board experts Mr. Shrek, Mr. Behrens and Mr. Mazzucco, were all sworn in by Mr. Drill.

Mr. Manilio provided his credentials and was accepted by the Board. He introduced the following exhibits:

Exhibit A-1 1030 Rt 22 Development Aerial Exhibit dated 9/14/26
Exhibit A-2 1030 Rt 22 Development Site Rendering dated 9/14/26

The Board stated the size of the silo and concrete pad must be specified in order to determine the variance relief required. The proposed banked parking must be included in the revised plans to reduce the impact of the variance for number of parking spaces as well.

Additional requirements from the Board were that items 3 and 8 from the Highlands Consistency Review must be satisfied and the tree survey must be submitted showing the number of trees being removed and the replacement requirement.

[Mr. Glaser left the meeting at 8:28pm]

Mr. Polyniak provided his credentials and was accepted by the Board. He presented the "Traffic Impact Statement for the 1030 Rt 22 Development" dated May 29, 2026. The Board asked for this statement to be updated to reflect the new square footage and to show the required number of parking spaces has increased to 71.

Mr. Martinez then provided his credentials and was accepted by the Board. He presented the schematic drawings of the proposed building, last revised September 1, 2026. The Board stated the applicant did not meet the design guideline standards in Ord.165-75L Architectural standards for Highway Districts. The Community character guidelines should be followed to get as close to compliance as possible.

RECESS 9:00pm – 9:14pm

The applicant requested to adjourn the meeting so they can meet with the Board's professionals and update the application.

This hearing was carried to November 16, 2026, without the need for further notice. The time for the Board to decide was extended to January 31, 2027.

VOUCHERS FOR APPROVAL

Mr. Aversa moved, and Mr. Grube seconded the motion to approve the September 14, 2026, meeting vouchers. All members present and eligible voted yes. Meeting vouchers were approved.

REPORTS

Report from Council
Report from Environmental Commission

ADJOURNMENT

Mr. Grube moved, and Mr. Mullay seconded the motion to adjourn the meeting at 9:30 pm.

Respectfully submitted,

Candace DeJianne
Planning Board Secretary

These meeting minutes were approved on October 5, 2026.

ATTACHMENTS:
1. Review memo from T. Behrens of Burgis Associates, Inc. to the CTPB dated 9/11/26.
2. Highlands Consistency Review from T. Behrens of Burgis Associates, Inc. to Patel Family, LLC dated 7/8/26.

BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: Township of Clinton Planning Board
From: Thomas Behrens, Jr., P.P., AICP
Subject: Patel Family, LLC
Amended Site Plan Application w/ 'c' Variance Request
Block 4.03 Lot 28
1030 Route 22
Date: September 11, 2026
BA#: 4378.09

INTRODUCTION

The applicant, Patel Family, LLC is requesting 'c' variance relief to develop the above-referenced vacant site with an approximately 36,000 square foot manufacturing facility with associated site improvements. The property is located in the C-ROM Commercial – Research, Office and Manufacturing Zone which permits certain types of manufacturing as principal permitted uses. The nature of proposed improvements and required variance relief are detailed herein.

SUBMISSION

Our office has reviewed the following documents associated with this application:

1. Application forms and checklist.
2. Response letter prepared by Manterra Design, LLC dated September 4, 2026.
3. Boundary and topographical survey (2 sheets) prepared by Newlines Land Consultants, LLC last revised April 27, 2026.
4. Architectural plans (2 sheets) prepared by Redcom Design & Construction, LLC last revised September 1, 2026.
5. Site plans (18 sheets) prepared by Manterra Design, LLC last revised August 31, 2026.
6. Aquifer test report prepared by SESI Consulting Engineers dated August 25, 2026.
7. Flood Hazard Verification Approval from NJDEP dated June 9, 2026.
8. Wetlands Letter of Interpretation from NJDEP dated August 25, 2026.
9. Letter of Certification from Hunterdon County Soil Conservation District dated August 26, 2026.
10. Utility will serve letters for electric and gas.
11. Stormwater management report prepared by Manterra Design, LLC dated May 22, 2026.
12. Stormwater O&M Manual prepared by Manterra Design, LLC dated May 22, 2026.

PLANNING REVIEW

Property Description

The site, identified as Block 4.03 Lot 28 in Township tax records is a 16.47-acre irregularly shaped vacant parcel. The western area of the site is impacted by a stream that traverses the property in a north-south orientation with associated wetlands and flood hazard area. Development surrounding the site consists of single-family uses to the northeast, Route 78 to the north and commercial development to the south, east and west. The following aerial image provides a general overview of the subject site and surrounding development pattern.

Site Aerial Image



Source: Property Explorer, NJOIS photo from 2020.

Proposed Development

The applicant proposes the construction of a 1-story, 35,444 square foot manufacturing building with associated site improvements, including parking and circulation, utilities, landscaping, lighting, stormwater management and signage. The following is offered for the Board's consideration with respect to specific elements of the development application:

1. Use. The proposed tenant of the facility is OPUS Plastics which has current operations in Branchburg, NJ. OPUS plastics is a manufacturer of specialized medical-grade plastic bottles, jars and secure closures utilizing high-precision blow and injection molding processes to serve the pharmaceutical industry.

   The applicant shall confirm the nature of the proposed manufacturing including hours of operation and deliveries, maximum number of employees, and materials stored on-site. The applicant shall also confirm if any outdoor storage or overnight parking of commercial vehicles are proposed.

2. Highlands Compliance. The applicant shall address compliance with the Highlands Consistency Review letter prepared by our office dated July 8, 2026.

3. Architectural Plans. The following comments pertain to the proposed architectural plans.

   A. The proposed floor plan contains labels indicating 23,012 of manufacturing space, 9,442 square feet of storage space and 2,707 square feet of office space. The applicant shall provide testimony describing the delineation of spaces and uses within the larger manufacturing/storage area of the building.

   B. The proposed building is a 35-foot high flat roof structure with exterior materials including various types of concrete wall panels as depicted on the proposed building elevations.

   C. The architectural plans depict a 12 foot by 12 foot "concrete pad for silo" along the eastern building façade the use and dimensions of which the applicant shall confirm.

   D. The applicant shall address compliance with the design requirements contained in Section 165-75.J. and L. Several deviations from required design standards are noted herein.

4. Parking & Circulation. The site will have a single two-way driveway on Route 22 providing access to parking area west of the principal building and rear loading area. The proposed use requires a minimum of 56 parking spaces where 35 spaces plus 3 EV credits and banked parking spaces are proposed. The applicant shall confirm the required parking calculation based on the proposed distribution of spaces within the building.

   The rear of the building depicts 3 loading bays and 1 garage door. The applicant shall confirm the frequency and types of delivery vehicles anticipated to enter the site, including the hours of loading and unloading. The applicant shall confirm if overnight parking of commercial vehicles is proposed.

5. Storage of Hazardous Materials. The applicant shall confirm the extent to which any hazardous materials will be stored or used on-site.

6. Signage. 1 wall mounted sign is proposed at the top left corner of the front façade. The applicant shall confirm the details and compliance of proposed signage.

7. Lighting. The lighting plan includes freestanding and wall mounted lighting fixture located to the north and west of the building with maximum mounting heights of 20 feet. Proposed lighting is capped at a color temperature of 3,000 Kelvin as recommended. The applicant shall confirm the lighting in the rear of the property at mounting heights of 20 feet can be appropriately shieled to prevent glare to surrounding residential properties. The applicant shall confirm the proposed hours of lighting.

8. Landscaping. We defer the review and compliance of the proposed landscape plan to the Board's Landscape Architect.

9. Utilities. The applicant shall confirm the provision of utilities to accommodate the proposed use. It appears the site will have an on-site water well and septic system. Ancillary equipment should be located and treated to minimize noise impacts to adjacent properties.

10. Trash & Recycling. A 12 foot by 24 foot refuse enclosure constructed with 6 foot high masonry walls and board-on-board gates is proposed to the northwest of the rear loading area. The applicant shall confirm the frequency and times of garbage collection to minimize distribution to adjacent residential properties.

Master Plan

The Township's various adopted Master Plan documents contain the following relevant land use policies, goals and objectives:

2006 Land Use Plan

- To maintain the special character of the countryside that has made the Township an attractive place for many generations, and manage future development to preserve the rural character, including the Township's meandering streams and brooks, open fields and pastures, tree shaded streets, and rolling landscape.

- To provide for a reasonable balance among various land uses.

- To provide for desirable non-residential development in appropriate areas of the Township that will complement the existing character of the community and which will aid in broadening the local tax base.

- To provide for reductions in the scale and intensity of non-residential development, due to the overzoning of non-residential zones in the past, the necessary open space preservation of non-residential zones, and the differential development capability of properties in the non-residential zones based on environmental limitations.

2015 Reexamination Report

- Maintain a stable economy and a favorable property tax base despite limited growth in non-residential development.

2020 Reexamination Report

- Promote investment in commercial and nonresidential uses along developed areas of Route 31 north of Hibbler Road and south of Route 513 (West Main Street) and along the Township's Route 22 frontage.

- Promote economic development that adheres to the Township's design guidelines and functionally and aesthetically enhances its primary roadways in a manner consistent with the community's agricultural heritage.

Zoning

The subject site is located in the Township's C-Rom Commercial - Research, Office and Manufacturing Zone which permits several principal uses including the following:

1. Development and manufacturing of engineering and scientific instruments, mechanical measuring and control devices, optical instruments and lenses, medical instruments and supplies, ophthalmic goods, photographic equipment and supplies, watches, and clocks.

2. Processes of assembly, manufacturing, fabrication, packaging, treatment or conversion of products conducted entirely within the confines of a building, confined to the making of finished products or part thereof from component parts and semifinished products and not involving reduction, conversion or manufacturing of primary raw materials except for drugs and pharmaceuticals.

The applicant shall confirm the proposed use qualifies as one of the above principal permitted uses. The table below illustrates the C-ROM Zone bulk requirements as compared to the proposed conditions.

C-ROM Zone Requirements

Requirements	C-ROM Zone	Proposed
Min. Lot Area	217,800 sf	717,373 sf
Max. Depth of Measurement	600 ft	1,151 ft
Min. Lot Width at Street	350 ft	853.5 ft
Min. Lot Width at Building	350 ft	853.5 ft
Min. Front Yard Setback	100 ft	100 ft
Min. Side Yard Setback	75 ft	69 ft (V)
Min. Rear Yard Setback	100 ft	910.9 ft
Max. Impervious Coverage	40% (1)	23.7%; 25.4% (w/ banked parking)
Max. Building Height	35 ft	34.96 ft
Max. Floor Area Ratio	15% (1)	11.6%

(E) Existing nonconforming condition. (V) Variance relief previously granted.
(1) Based on lot area after subtraction of areas impacted by environmental constraints.

Required Variance Relief

1. 'c' Minimum Side Yard Setback. The C-ROM Zone requires a minimum side yard setback of 75 feet where the proposed building will have a nonconforming side yard setback of 69 feet from the eastern side lot line.

2. 'c' Minimum Parking Distance to Building. The C-Rom Zone requires a minimum parking setback from buildings of 12 feet where a setback of 6.7 feet is proposed.

3. 'c' Accessory Structures in the Front Yard. To stormwater basins are proposed in the required front yard area where not permitted.

Required Design Exceptions/Waivers

1. Section 165-75.K(1)(a) by way of 165-75.J. stipulates "*all buildings shall feature traditional pitched roofs with a minimum slope of 8/12 and a maximum slope of 12/12, unless otherwise permitted by this chapter. When buildings are greater than 10,000 square feet, and where a fully pitched roof throughout would not be practical, a sloped fascia roof with a slope of 8/12 or greater shall be permitted in coordination with a flat roof, provided that the appearance is that of a full roof. In all circumstances the primary pitched roof shall be at least one story in height. The primary roofing materials shall be standing seam metal or shingles.*"

2. Section 165-75.K(1)(a) by way of 165-75.J. stipulates "*all buildings shall provide architectural elements such as wall articulations and roof line variations to create a dynamically shaped volume that the Boards determine to be a form consistent with the Township's rural architectural traditions as demonstrated in the examples shown in "Preserving Community Character-Community Design Guidelines for Clinton Township". Box-like building shapes that offer minimal articulation of the walls and roof lines are prohibited.*"

3. Section 165-75.K(3)(b) by way of 165-75.J. stipulates "*facades shall be articulated with vertical divisions to reduce the scale and uniformity of large-scale buildings. Street side building facades shall be designed to reflect the community's identity, character and scale as well as the human scale. Where building facades exceed 100 horizontal feet in length, vertical divisions every 40 feet shall be designed on all street side building facades. Vertical divisions shall be defined by wall plan projections no less than four feet in depth featuring a combination of piers, projecting bays, arcades or changes in roof configuration.'*

4. Section 165-75.K(3)(e) by way of 165-75.J. stipulates "*ground floor facades facing streets shall feature between 15 percent and 80% glass, which shall be nonreflective. Upper floor facades facing streets shall feature between 15% and 50% nonreflective glass.*"

5. Section 165-75.K(3)(h) by way of 165-75.J. stipulates "*traditional building materials, including brick, wood, clapboard, stone stucco, and nonreflective and non-tinted glass, shall be used for new construction and, to the extent practical, redevelopment. While materials such as precast concrete walls, smooth finish concrete block, and extruded metal walls may be more economical, they give a cold, warehouse appearance; similarly, glass office buildings give a "high tech" appearance. These building materials are not suitable for the Township's rural character. Materials such as painted steel may be used, provided that they are consistent with the architectural traditions mentioned above.*"

6. See landscape and buffer design exceptions identified by Board Landscape Architect.

Statutory Criteria

'c'(1)/'c'(2) Variance Relief

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

1. Physical Features Test: An applicant may be granted "c" (1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

2. Public Benefits Test: An applicant may granted "c"(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, an applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and it will not substantially impair the intent and the purpose of the master plan and zoning ordinance.

Design Exceptions/Waivers

N.J.S.A. 40:55D-51.a. and b. permit the Board to grant design exceptions "*from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval of an ordinance adopted pursuant to this article, if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question*."

BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

To: Patel Family, LLC
11 Readington Road
Branchburg, NJ 08876
farrokh764@aol.com
From: Thomas Behrens, Jr., P.P., AICP
Subject: Highlands Consistency Review – Finding Consistency
1030 Route 22
Block 4.03 Lot 28
Clinton Township, Hunterdon County
Date: July 8, 2026
BA#: 4378.09

Clinton Township first adopted a Highlands Land Use Ordinance in 2021 which requires the Township to administer Highlands regulations for development applications in the Township, including Highlands consistency reviews. Our office represents the Township as its planning consultant and have been requested to assist the Township in conducting a Highlands consistency review for the proposed development of a light manufacturing facility with associated improvements at Block 4.03 Lot 28 and located at 1030 Route 22 West, which is currently vacant. It is noted that the development application proposes to disturb more than ¼-acre of the site and constitutes a Major Highlands Development.

The following are several of the notable Highlands resource designations for the site which inform this Highlands consistency review:

1. Planning Area (entirety of site)
2. Land Use Capability Zone (LUCZ): Existing Community Zone; Existing Community Zone Environmentally Constrained Subzone
3. Agricultural Resource Area (ARA) (entirety of site)
4. Farmland of statewide importance (majority of site)
5. Moderate agricultural priority area (eastern area of site)
6. Critical wildlife habitat (majority of site)
7. Wildlife corridor (follows open water protection area)
8. Total forest area (some of the site, generally around the periphery)
9. Category 1 stream that traverses the western area of the site from north to south
10. Open water protection area (western half of the site on both sides of the stream)
11. Riparian area (follows open water protection area)
12. Slopes greater than 20% (limited areas of site)
13. Municipally important groundwater recharge area (some of site)

The information and comments set forth below are intended to address the proposed development's consistency with Clinton Township's Highlands Land Use Regulations set for in Part 11 of Chapter 165 of the Township Code and the Highlands Regional Master Plan ("RMP"). The applicant must address the following requirements:

1. Agricultural Resources

   The site is located within a designated agricultural resource area partially within an Existing Community Zone Environmentally Constrained Subzone. Areas of the site are indicated as 'farmland of Statewide importance'. Development of the site must be consistent with the ordinance provisions applicable to these designations, including septic density and intensity of development.

2. Septic System

   A septic system is proposed as the site is not located in an existing sewer service area. The site is partially located within an Existing Community Zone Environmentally Constrained Subzone and must comply with the applicable septic requirements established in §165-293 of the Township Code. The site can accommodate a maximum septic yield the equivalent of 2 residential septic systems or 600 gpd. This translates to a maximum of 4,800 square feet of office space, 36,364 square feet of industrial space, or some combination of the two uses based on Highlands septic equivalent yields set forth in §165-293.A(2)(b). The applicant shall confirm the proposed 3,003 sf office space and 33,299 of manufacturing space will comply with this maximum permitted septic yield threshold.

3. Critical Wildlife Habitat

   The entirety of the site is identified as critical wildlife habitat. In accordance with §165-284.B., the applicant shall submit a Habitat Suitability Analysis with its application for Board review. The findings of the analysis will determine whether further Highlands Council review is necessary.

4. Open Water Protection Area

   The western area of the site is impacted by an open water protection area associated with a tributary to the South Branch Rockaway Creek that traverses the site in a north-south orientation. The site plans satisfactorily include the boundary of this area within which disturbance and development are prohibited.

5. Steep Slopes

   There are limited areas of steep slope conditions existing on the site. The proposed area of development does not appear to impact regulated steep slopes and should be confirmed through testimony at the Planning Board hearing.

6. Water Quantity

   The proposed development features the installation of a private water well to supply potable water for the contemplated light manufacturing use of the site, which includes an approximately 3,000 square foot office component. The Highlands Resource Explorer indicates the entirety of the site has a net water availability by subwatershed of 0.05-0.09. This appears to be sufficient to accommodate the proposed water demand of the development and does not appear to exceed the Highlands regulated threshold of 6,000gpd or more, which should be confirmed by the applicant. New water systems intended to provide 6,000gpd or more shall be approved by the Highlands Council prior to Planning Board Review. The development shall comply with the water conservation measures set forth in §165-295.A. of the Township Code.

7. Municipally Important Groundwater Recharge Area

   The central area of the site is designated as a municipally important groundwater recharge area (formerly 'prime groundwater recharge area'). Based on a review of the proposed site plans, the proposed site disturbance and development will not impact this regulated area of the site. It is noted that the Township specifically limits a maximum disturbance of 15% of municipally important groundwater recharge areas. Mitigation for such disturbance shall be the equivalent of 125% of pre-construction recharge volumes for the prime groundwater recharge area disturbed.

8. Total Forest Area

   The applicant shall comply with §165-296, Forest resources, of the Township Code. This includes confirmation of the total existing forest area to be disturbed. Disturbance of ¼ acre or more shall require compliance with the requirements of §165-296.B. For proposed disturbance of 1 acre or more, the applicant shall submit a Forest Impact Report and Forest Mitigation Plan in accordance with §165-296.C. and D.

Conclusion

Based on the above considerations, the proposed development of Block 4.03 Lot 28 is found to be consistent with the applicable requirements of the Township's Highlands Land Use Regulations set forth in Part 11 of Chapter 165 of the Township Code. The application may proceed at a public hearing of the Township Planning Board. The applicant shall provide the information herein for the Planning Board's review.