



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, April 21<sup>st</sup>, 2022**

Chair Metzler opened the meeting at 5:30 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to call the roll.

**MEMBERS PRESENT:** Joseph Metzler, Chair; William Gervens, Commissioner; Miguel Diaz, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Commissioner Alternate (voting for Vice Chair Martinique); Terry Duffy, County Commissioner

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director/Board Secretary; Andras Holzmann, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner

**MINUTES:** A motion to adopt the minutes of the April 7<sup>th</sup>, 2022, Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Gervens. The motioned passed unanimously with County Commissioner Duffy abstaining.

Commissioner Redmon entered the meeting at 5:37.

**PLANNING DIRECTOR'S REPORT:** Planning Director Lysicatos reported on the following initiatives:

- The Planning Board meetings on May 5<sup>th</sup> and May 19<sup>th</sup> will be held at the Department of Senior Services at 930 Riverview Drive, Suite 200, Totowa. The meeting's start time will remain at 5:30.
- The Planning Department is continuing to work on the Bicycle Master Plan and will have a draft prepared in a month.
- Planning Director Lysicatos will be leaving the Passaic County Planning Department and will have his last day with the department on Friday, May 13<sup>th</sup>.

**PUBLIC PORTION:**

No members of the public were present.

**DEVELOPMENT REVIEW**

**SP-21-055 – Grasshopper Too – 26 Erie Avenue, Wayne**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an outdoor seating area at an existing restaurant. Bollards will be constructed around the seating area adjacent to the sidewalk. The plans indicate that five (5) parking spaces will be removed to accommodate the seating area. The site has frontage along Mountain View Boulevard and Erie Avenue in Wayne. This site plan application was withheld on December 2<sup>nd</sup>, 2021 with 14 conditions.

The site will have a total of 47 parking spaces, down from 53 existing spaces. An additional two (2) existing parking spaces will be re-striped for handicap parking. There are existing driveways along Mountainview Boulevard, Erie Avenue, and Sherman Street (municipal). There is an extended curb cut along the Erie Avenue frontage that is currently used to provide access to spaces that require motorists to back to or from the roadway. The applicant has agreed to remove a single parking space adjacent to the Mountainview Boulevard driveway, but other spaces are still proposed to remain within 20 feet of the County right-of-way. Additionally, two (2) spaces encroach into the right-of-way of Sherman Street. No waiver requests have been submitted to justify these parking spaces. The applicant provided testimony relating to an adjacent off-site parking lot at the previous Planning Board hearing, but no information on this off-site parking lot has been provided.

Regarding drainage, the applicant has not provided any information on the site drainage. The contours on the plan indicate that the site is sloped towards Sherman Street. The slope at the Mountainview Boulevard and Erie Avenue driveways is not clearly indicated. The applicant has agreed to provide shade trees in existing tree pits along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans indicate that a single space at the Mountainview Avenue driveway is to be removed. While it was discussed as the previous Planning Board hearing that the applicant may only need to remove one space, the applicant must still submit a waiver request justifying the other spaces located within 20 feet of the County right-of-way. The two (2) spaces that would necessitate vehicles backing to or from Erie Avenue cannot be permitted. At the Erie Avenue drive aisle, the first two (2) spaces adjacent to the entrance lane would need to be restricted to employees only as a minimum requirement. The plans still indicate a 30-foot drop curb adjacent to parking spaces that require backing into Erie Avenue. As these spaces cannot remain, the drop curb must be replaced with full-height curbing and sidewalk.

At the previous Planning Board hearing, the applicant provided testimony on an adjacent parking lot used by the business. The applicant must submit more information on the use of this lot, including the ownership, the number of spaces, and any parking agreements. The applicant shall consider utilizing additional street parking along Erie Avenue, which could be provided from the narrowed Erie Avenue driveway up to within 25 feet of the crossing at the Mountainview Boulevard intersection. The plans indicate two (2) parking spaces within the right-of-way of Sherman Street, a municipal roadway. The applicant must provide verification that the Township has permitted them to use these spaces for customer parking. For the proposed dedication at the corner of Mountainview Boulevard and Erie Avenue, the applicant must submit a draft deed of dedication and metes and bounds description for review. The plans must indicate all existing drainage facilities.

Drainage calculations must be provided for all runoff, existing and proposed. The proposed shade tree species must be indicated. The concern about snowplow splashes impacting the outdoor seating structure is not addressed. The previously requested dimension is not indicated on the plans. The plans must include a footing detail for the proposed outdoor seating structure. The applicant must clarify the spacing of the proposed bollards, as there is a significant

discrepancy between what is shown on the engineering and architectural drawings. The right-of-way line of Erie Avenue and Mountainview Boulevard must be indicated on the elevation plans for the proposed outdoor seating structure. This is to verify the presence of any proposed building encroachments.

The board discussed the parking changes recommended by staff.

Michael Rubin, attorney for the applicant, explained the existing site condition and stated that the Wayne Planning Director had stated that he thinks the parking along the street could stay. William Darmstatter, engineer for the application, was sworn in. He stated that the existing drainage on site did not exist outside of inlets on county and municipal roads. County Engineer Pera elaborated that county policy was to not allow any stormwater to flow onto county roads. Commissioner Gervens stated that the area flooded frequently. William Darmstatter stated that the Lot 10 was also owned by the applicant, and that staff also parked there. Michael Rubin also stated that the Township of Wayne was in the process of approving the parking spaces that are within the municipal right-of-way.

Thomas Fitzpatrick, owner of the site, was sworn in. He advised the board on the parking conditions on site. Commissioner Edmond asked how the concern about the glass panels on the close to the roadway. Michael Rubin stated that the concern had been addressed with details sent to engineering.

No comment was made by the public.

A motion was made by Commissioner Diaz to accept the waiver request allowing the applicant to have two (2) parking spaces within 20 feet of the county right-of-way. Commissioner Redmon seconded the motion. The motion passed unanimously.

Planning Director Lysicatos added that a modification to the comments regarding drainage stating that the drainage must be addressed to the satisfaction of the County Engineer Department.

County Commissioner Duffy made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

### **SP-22-018 – Proposed Apartments – 180 Main Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing four-story building to include upper-floor apartments. The building will maintain an existing commercial unit on the ground floor, while apartments will be added on the 2<sup>nd</sup> – 4<sup>th</sup> floors. The site will have a total of nine (9) dwelling units. The site has frontage along Main Street (CR 601) in downtown Paterson.

The applicant has not proposed any on-site or off-site parking, and there are no curb cuts on the site. The applicant has not proposed any changes to the existing sidewalk and curbing. The

applicant has submitted architectural drawings, but they do not include plans for the ground floor or adequately indicate the presence of any right-of-way encroachments. Regarding drainage, the applicant has indicated that no changes will be made to the building's current drainage system. However, no information on the existing drainage system has been provided. The applicant has not proposed to plant any shade trees along the site's frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way width of Main Street must be noted. Any variations must be labelled in the correct location. A graphic scale must be provided for the site plan. All existing drainage facilities must be shown on the site plan. No runoff or discharge will be permitted to Main Street. The architectural plans must include a first floor plan (even if no changes are proposed), including door swings. The architectural plans must include a side elevation of the building with the right-of-way line of Main Street labelled to indicate any existing or proposed right-of-way encroachments.

The front elevation appears to include a fire escape, which is not currently on the front of the building and is not permitted within the County right-of-way. The front elevation must include the first floor of the building. The plans must verify the presence of any sidewalk vaults along the Main Street frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$800.00 payable to Passaic County.

Commissioner Edmond specified that the drainage facilities comment should specifically include roof leaders. Alfonso Garcia, contractor for the site, stated that the roof leaders were internal. He also stated that the fire escape was in the back of the building. A condition was added stating that the site architect must report on the condition of the cornice.

A motion was made by Commissioner Redmon to open the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

Commissioner Diaz made a motion grant **conditional approval** to this site plan application. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

**SP-22-019 – Proposed Apartments (189 Realty, LLC) – 189 Main Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing three-story building to include upper-floor apartments. The building will maintain an existing commercial unit on the first floor, while the second and third floors will be converted to apartment units. The site will have a total of four (4) dwelling units. The site has frontage along Main Street (CR 601) in downtown Paterson.

The applicant has not proposed any on-site or off-site parking, and there are no curb cuts on the site. The applicant has not proposed any changes to the existing sidewalk and curbing. There is an existing cellar door along the frontage of the site, as per a site visit by staff. The applicant has submitted architectural drawings, but they do not include plans for the ground floor or adequately indicate the presence of any right-of-way encroachments. Regarding drainage, the applicant has indicated that no changes will be made to the building's current drainage system. However, no information on the existing drainage system has been provided. The applicant has not proposed to plant any shade trees along the site's frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way width of Main Street must be noted. Any variations must be labelled in the correct location. A graphic scale must be provided for the site plan. All existing drainage facilities must be shown on the site plan. No runoff or discharge to Main Street will be permitted. The architectural plans must include a first floor plan (even if no changes are proposed), including door swings. The architectural plans must include a side elevation of the building with the right-of-way line of Main Street labelled to indicate any existing or proposed right-of-way encroachments. The applicant must clarify if the existing cellar door is to remain. If so, a structural report must be submitted indicating that the cellar door satisfies loading requirements. The applicant must verify the presence of any existing sidewalk vaults along the Main Street frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$501.00 payable to Passaic County.

County Engineer Pera asked if the cellar door would be staying. Alfonso Garcia stated that the cellar door would be staying and was new.

A motion was made by Commissioner Redmon to open the floor to public comment. Commissioner Gervens seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

Commissioner Diaz made a motion to grant **conditional approval** to this site plan application. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

### **SP-22-020 – Proposed Apartments – 190 Main Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing four-story building include upper-floor apartments. The applicant has proposed to maintain the commercial space on the first floor, while converting the 2<sup>nd</sup> – 4<sup>th</sup> floors to apartment units. The building will have a total of 63 dwelling units. The site has frontage along Main Street (CR 601) and Ellison Street (municipal) in downtown Paterson.

The applicant has not proposed any on-site or off-site parking, and there are no curb cuts on the site. The applicant has not proposed any changes to the existing sidewalk and curbing. The

applicant has submitted architectural drawings, but they do not adequately indicate the presence of any right-of-way encroachments. Regarding drainage, the applicant has indicated that no changes will be made to the building's current drainage system. However, no information on the existing drainage system has been provided. The applicant has not proposed to plant any shade trees along the site's frontage along Main Street.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way width of Main Street must be noted. Any variations must be labelled in the correct location. A graphic scale must be provided for the site plan. All existing drainage facilities must be shown on the site plan. No runoff or discharge to Main Street will be permitted. The first floor plan shows door swings encroaching into the Main Street right-of-way. The doorways shall be re-designed to either swing inwards or be recessed. The right-of-way line of Main Street must be labelled on the "Ellison Street Elevation" in order to indicate any existing or proposed right-of-way encroachments. The plans must verify the presence of any existing sidewalk vaults along the Main Street frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$1,659.00 payable to Passaic County.

Commissioner Edmond asked that a structural report be provided for any encroachments. Alfonso Gonzalez stated that the door would be recessed.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

Commissioner Diaz made a motion grant **conditional approval** to this site plan application. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

**SU-22-007 – 103-107 Fair Street Subdivision – 103-107 Fair Street, Paterson**

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust the lot lines between two (2) existing lots. The parcels do not have frontage along a County roadway. An affiliated site plan application (SP-22-016) to construct two (2) apartment building with a total of 188 units at the property has been unconditionally approved. With the adjusted lot line, each of the two (2) proposed buildings would occupy a separate lot. The applicant has not proposed any changes to the site that are not covered in the site plan application.

The submitted subdivision plat has been reviewed by staff. As the proposed subdivision does not pose any additional impacts to County facilities, the application is recommended for approval.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Redmond seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

County Commissioner Duffy made a motion to grant **unconditional approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

**SP-21-036 – B&B Organic Supply – 100 New Street, Paterson**

Staff explained this is a previously withheld site plan application in which the applicant has proposed to utilize a vacant quarry site for storage of organic and landscape materials (topsoil, mulch, and various types of gravel and stone). The site has frontage along New Street, adjacent to I-80, in Paterson. This site plan was withheld on August 5<sup>th</sup>, 2021 with 11 conditions.

There are no structures present on the site, and the applicant has not proposed any permanent construction. The applicant has indicated that the site will utilize an office trailer and metal storage container. The applicant has proposed to stack concrete blocks for material storage. Other materials will be piled into the center of the site.

The applicant has proposed to re-locate the driveway to remove any encroachment into the NJDOT right-of-way. The applicant has also proposed to remove the existing fence and gate that encroach into the NJDOT right-of-way. The applicant has agreed to pave the driveway for 90 feet back from the edge of New Street. A 30-foot double leaf gate will be installed at the driveway entrance. Along with the paving, the applicant has agreed to install a stop bar, stop sign, and “NOT OPEN TO PUBLIC” sign at the driveway entrance. The plans have been revised to include the proposed truck turning movements at the driveway. No formal parking area has been proposed on the site. No sidewalk has been proposed, which is consistent with other sites along this section of New Street.

Regarding drainage, the applicant has proposed to grade the driveway to slope away from the County right-of-way. The submitted driveway profile indicates that the slope away from New Street is in excess of 2%. The applicant has not proposed any landscaping improvements along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall dedicate right-of-way to the County along the New Street frontage. The dedication shall extend to the New Street Master Plan right-of-way line shown on the plan. The applicant shall submit a draft deed of dedication and metes and bound description for review by staff. The proposed gate is too close to the New Street roadway. The gate must be placed further into the site to allow trucks to stop at the gate without interfering with traffic on New Street. The plans must include the sight triangle for trucks exiting the site. The driveway is graded away from the County right-of-way with slopes in excess of 2% within

50 feet of the right-of-way line. The applicant shall enter into a hold harmless agreement for silt, stormwater, and debris that flows into the site from the County right-of-way.

Commissioner Edmond asked where the drainage flows. County Engineer Pera stated that the drainage flowed back into the site, which sloped away from the county right-of-way.

Commissioner Edmond asked that the applicant provide a letter from the NJDOT to ensure that they are able to use their property for drainage.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Redmond seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Gervens seconded the motion. The motion passed unanimously.

Commissioner Edmond made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

**SP-21-067 – Proposed Mixed-Use Building – 453-463 Lexington Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use building. The proposed building will have retail space on the ground floor and residential units on the second floor. The building will have a total of nine (9) dwelling units. The site has an existing single-family dwelling and automobile service station, which are both to be demolished. The site has frontage along Lexington and Clifton Avenues (both County roads) in Clifton. This application was withheld on December 16<sup>th</sup>, 2021 with 7 conditions.

The applicant has proposed to construct a surface parking lot with a total of 29 parking spaces at the rear of the site. The parking lot will have access to Lexington Avenue via a full-access driveway. The applicant has proposed four (4) parking spaces, including two (2) electric vehicle charging stations, within 20 feet of the Lexington Avenue right-of-way. The applicant has submitted a waiver request for parking to be allowed within 20 feet of the right-of-way. The applicant has proposed to replace the existing sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to construct a trench drain at the driveway entrance. The applicant has proposed to connect into the County drainage system. The trench drain and outlet to the system will be connected to an on-site detention basin. The applicant has proposed to plant Zelkova Serrata shade trees along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant's waiver request for parking within 20 feet of the right-of-way line of Lexington Avenue is recommended by staff, based on the proposed changes to the parking plan. Following the replacement of the curb ramps, the applicant shall submit a certification signed by a licensed professional that the ramps are ADA-compliant.



The plans do not provide any information on existing drainage pipes in Lexington Avenue, despite the plan showing a proposed connection into an existing catch basin. The plan must indicate the size and inverts for these pipes. The applicant may need to replace curbing along the frontage of property to the north in conjunction with the installation of the pipe to the existing inlet on Lexington Avenue. The applicant must provide a detail for the proposed inlet, with a bicycle-safe grate, adjacent to the Lexington Avenue driveway. The applicant shall provide the Corridor Enhancement Fee of \$5,836.00 payable to Passaic County.

A motion to grant the wavier allowing the applicant to have parking spaces within 20 feet of the county right-of-way was made by Commissioner Redmon. Commissioner Gervens seconded the motion. The motion passed unanimously.

Commissioner Edmond asked if the applicant was installing a gate. County Engineer Pera stated that the applicant stated in a letter that they had no intention of installing a gate, but they were asking the applicant to state that on the plan.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

Commissioner Diaz made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Redmon. The motion passed unanimously.

### **SP-22-003 – Proposed Apartment Building – 191-193 West Broadway, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 1,728 sq. ft., apartment building with four (4) dwelling units on a vacant lot. The site has frontage along West Broadway (CR 673) in Paterson. This application was withheld on February 10<sup>th</sup>, 2022 with 13 conditions.

The applicant has indicated that there will be no parking on the site. However, the plans indicate that there will be two (2) roll-up doors along the site frontage that lead to a 360 sq. ft. utility/waste room. The applicant has proposed to replace the depressed curbing along the site frontage with full-height curbing. The applicant has also proposed to replace the sidewalk along the site frontage.

Regarding drainage, the applicant has proposed to construct a seepage pit at the rear of the site. The applicant has also proposed to construct trench drains, at the right-of-way line, across the two (2) walkways on either side of the building. The trench drains will connect to the seepage pit in the rear of the site. The applicant has proposed to install one (1) Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall replace all curbing and sidewalk along the frontage of the site. This includes replacing the depressed curb with a full-height curb. The County detail (attached) must be provided for this curbing, provided that the City does not require bluestone curb. The sidewalk and curbing must be clearly indicated on the site plan. All stormwater runoff from the site, existing and proposed, must be handled. No runoff shall be permitted to enter the County right-of-way. The following comments pertain to stormwater drainage: The plans must include inverts of the 6" pipe at the trench drain, and indicate where it discharges into the underground drainage structure. The rear of the site must be re-graded to allow for up to six (6) inches of on-site ponding at the grate. The plans must indicate the elevations of the top and bottom of the underground drainage structure.

The applicant shall plant a shade tree along the frontage of the site. The species of the proposed tree must be indicated on the site plan. The applicant must provide the Corridor Enhancement Fee of \$573.00 payable to Passaic County.

Commissioner Edmond asked that the applicant either install bollards or reduce the garage door width.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Redmond seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmond seconded the motion. The motion passed unanimously.

County Commissioner Duffy made a motion to **withhold approval** to this site plan application. The motion was seconded by Commissioner Redmond. The motion passed unanimously.

**SP-22-008 – Ayub Subdivision – 285-293 Alps Road, Wayne**

This is a new minor subdivision application in which the applicant has proposed a lot line adjustment between two existing lots. The property has frontage along Alps Road (CR 607) and Thomas Terrace (municipal) in Wayne. Lot 18 currently includes frontage along Alps Road, including a driveway. The subdivision would eliminate this frontage; Lot 18 will only have frontage along Thomas Terrace. Lot 18.01 will include all frontage along Alps Road. The applicant has proposed to construct single family dwellings on each of the lots.

The existing driveway to Alps Road will be re-configured to serve the dwelling on Lot 18.01. The dwelling on Lot 18 will only have access along Thomas Terrace. There is existing sidewalk and curbing along the Alps Road frontage. The plans indicate an existing stormwater basin serving Lot 18.01, although no details have been provided. The plans indicate roof drains connecting into the basin. A storm line running along Alps Road is shown on the plan, but no

connections into the system are indicated. The applicant has proposed a sidewalk and landscape easement along the Alps Road frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall provide separate sheets for the existing conditions, site layout, and grading/drainage/utilities. The distance from the Alps Road driveway to the side property line shall be dimensioned on the plans. The plans must include a driveway profile for the Alps Road driveway on Lot 18.01. The existing stormwater basin on Lot 18.01 shall be detailed on the plan. All necessary drainage details shall be included in the plan set. Any connections to the Alps Road drainage system must be indicated. Drainage calculations must be submitted. No runoff, existing or proposed, shall be permitted to Alps Road. The applicant shall provide shade trees in the proposed easement to the Township of Wayne on Lot 18.01.

Commissioner Edmond asked that a turnaround be provided on site.

A motion was made by County Commissioner Duffy to open the floor to public comment. Commissioner Redmond seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

County Commissioner Duffy made a motion to **withhold approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** County Commissioner Duffy made a motion to adjourn the meeting at 7:14 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS