



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, July 14th, 2022
401 Grand Street, Room 220, Paterson, NJ 07505**

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; Miguel Diaz, Commissioner; Nakima Redmon, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Vice Chair Martinique)

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Andras Holzmann, Acting Planning Director/Planning Board Secretary; Jason Miranda, Senior Planner

MINUTES: Commissioner Edmond asked that his comment on the Proposed Senior Living Residences located at 782-818 Valley Road in Clifton be modified to state that inlets be provided on the access driveway. A motion to adopt the minutes of the June 30th, 2022, Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Edmond. The motion passed unanimously.

PLANNING DIRECTOR'S REPORT: Acting Planning Director Holzmann reported on the following initiatives:

- A public hearing for Open Space Grants being awarded over \$100,000 in award money will be held on August 9th.
- The Planning Department is continuing to work on concept developments for the Highlands Grant in Bloomingdale.
- The Planning Department is continuing to work on both the Main Street Reconstruction Project in Passaic and the Bike Passaic County Master Plan.

PUBLIC PORTION:

Commissioner Diaz made a motion to open the meeting to the public which was seconded by Commissioner Redmon. The motion passed unanimously.

Seeing no one present, Commissioner Edmond made a motion to close the public portion that was seconded by Commissioner Diaz. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-21-062 – Proposed Dunkin Drive-Thru – 68-84 Goffle Road, Hawthorne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a new, 2,078 sq. ft. Dunkin' restaurant with drive-thru facilities to the rear of an existing restaurant building. The applicant has indicated that the existing Dunkin' location will be converted into retail space. The restaurant in the other existing unit will remain. The site

has frontage along Goffle Road in Hawthorne. This application was withheld on December 2nd, 2021 with 12 conditions.

The applicant has proposed to add four (4) parking spaces to the existing parking lot, to bring the total parking up to 27 spaces. The applicant has proposed to have two (2) driveways along Goffle Road: one (1) full-access driveway and one (1) exit only driveway. The applicant has proposed to replace the sidewalk, curbing, and driveway aprons along the Goffle Road frontage.

Regarding drainage, the applicant has proposed to construct a subsurface detention system on the site. The subsurface detention system will connect to an outlet control structure which will connect into a proposed manhole under Goffle Road. The applicant has proposed to construct two (2) manholes and to modify an existing inlet on Goffle Road, but has not stated if the system will connect to the Goffle Road drainage system. The applicant has also proposed to construct several manholes and inlets within the parking lot which will connect into the subsurface detention system. The applicant has indicated that the roof leaders for both the proposed and existing building will connect into the subsurface detention system. No landscaping or tree replacement has been proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must request a design waiver to allow for the proposed access along Goffle Road. The existing drop curb must be replaced with raised curbing and sidewalk except for a single two-way driveway, which must be between 24 and 30 feet in width. The plans show a one-way driveway in addition to the two-way driveway. The applicant must provide additional information in a formal waiver request for the two driveways on Goffle Road to be considered, which must restrict the spaces adjacent to the one-way driveway to be reserved and signed for use by employees only.

It appears that there may be parking located within 20 feet of the Goffle Road right-of-way adjacent to the site driveway. The plans must include dimensions showing the parking setback from the right-of-way line. The applicant has requested a waiver for one (1) parking space, roughly 15 feet from the right-of-way line, to remain as employee only parking. This waiver is recommended by staff. The following signing and striping must be indicated at the Goffle Road driveway: a 12-inch white, stop bar; a double yellow centerline; and a STOP sign. All striping at the Goffle Road driveways shall be noted as thermoplastic.

The applicant shall install a sidewalk, with a minimum width of five (5) feet, along the entire site frontage. The sidewalk will likely be located partially on the applicant's property, which will require an easement. For the sidewalk easement, the applicant must submit a draft deed of easement with a metes and bounds description. The easement should be to the Borough of Hawthorne, not the County of Passaic. The submitted waiver request for the slope of the easterly, full-access driveway has been reviewed by staff, and it is recommended that the waiver be granted.

Commissioner Edmond asked how employees would access the employee only parking spaces. County Engineer Pera explained the site access and circulation. Commissioner Edmond

expressed concern with cars queuing in the roadway due to delays from internal stop bar. Chair Metzler asked for clarification on the height of the proposed retaining wall.

Matthew Clark, engineer for the applicant, was sworn in. He stated the hill behind the proposed building would be dug into for the length of the proposed improvements, and that the proposed retaining wall would be approximately 14 feet high. He also stated that a fence would be installed on top of the retaining wall. Chair Metzler asked how close the retaining wall was to the neighbor's property. Matthew Clark responded that it would be 6 feet away from one neighboring property at its closest, and approximately 15 feet away from another neighboring property at its closest.

Matthew Secklar, traffic engineer for the applicant, was sworn in. He stated that the applicant could reverse the flow of the driveways to avoid the concerns outlined by Commissioner Edmond.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Diaz 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 Commissioner Redmon. The motion passed unanimously.

SP-19-001 – The Armory – 461-473 Market Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 7-story, mixed-use building on the site of the former Paterson Armory. The building will have ground-floor retail with a proposed restaurant, office space on the second floor, and 138 total apartment units. A parking garage located on the ground floor and lower level will contain 151 parking spaces. The former Armory building has been demolished. The site is located within Paterson's Fifth Ward Redevelopment Area and has frontage along Market Street. This application was withheld by the Board on April 7th, 2022 with 10 conditions.

The applicant has not proposed any curb cuts or driveway access via Market Street. Access to the parking garage will be via one driveway along 17th Avenue and one driveway along Rosa Parks Boulevard. The applicant has proposed to replace all sidewalk and curbing along the frontage. Regarding drainage, the plans indicate that roof drains will discharge directly to the municipal streets to the north, east, and west of the building. Along Market Street, roof drains will connect into an underground retention system. The applicant has proposed to plant Allegheny serviceberry 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 note "City of Paterson standards" for new curbing along

Market Street must be removed from the plans. The curbing must be in accordance with County detail (attached). The sidewalk note shall be modified to state that the sidewalk will be replaced per City of Paterson standards. The applicant must provide bump outs at both corners along the Market Street frontage, in order to shorten pedestrian crossings and restrict parking near intersections. The four existing crosswalks at these corners must be replaced with continental-style crosswalks (ladder bars, but no transverse lines). The previously requested bump outs and crosswalk striping are no longer required. The applicant must verify if the curb ramps are ADA-compliant. If not, the ramps must be replaced accordingly. The applicant shall submit a written request to the City of Paterson for the proposed crosswalk and stop bar striping to be installed. The striping should only be done by the City, at their discretion, not by the applicant. The plan must be revised to state that the curb ramps will be replaced.

The sight triangle for cars entering Market Street from Pennington Street must be shown on the plans. The applicant must request from the City of Paterson, in writing, that parking be prohibited along Market Street within this sight triangle. The applicant must provide “NO STOPPING OR STANDING” signs to delineate the parking prohibition. The following comments pertain to the requested parking prohibition:

1. Parking does not need to be prohibited at the Rosa Parks Boulevard intersection, as it has one-way circulation away from Market Street. The parking prohibition is still indicated at the intersection with Rosa Parks Boulevard.
2. For the prohibition at the Pennington Avenue intersection, a detail must be provided for the “NO STOPPING OR STANDING” signs. Double headed arrows shall be used for signs within the prohibition, and single headed arrows shall be used for signs at the ends of the prohibition. The plans only include a detail for a double-headed arrow sign. Signs must be placed at each end of the prohibition, with single-headed arrows.
3. The sight distance calculation must be indicated. It appears that the distance provided (80 feet) is too low. A design speed of 5 mph over the speed limit shall be used. The parking prohibition must be modified per the larger sight triangle shown on the plans.
4. The applicant must submit a copy of their formal request to the City of Paterson.

The applicant must submit drainage calculations. If connecting into the Market Street drainage system, the connecting flow can be no higher than what currently flows into the system at that point. The runoff from the site for the 25-year storm is 2.71 cfs. The destination of the runoff must be indicated, as the plan states that there will be no connection into the Market Street combined sewer. The following comments pertain to drainage:

1. Rosa Parks Boulevard slopes towards Market Street. Per the Site Plan, there are no inlets along Rosa Parks Boulevard between 17th Avenue and Market Street. Therefore, to avoid having any discharged stormwater runoff to Market Street, there shall be no roof drains/overflow pipes onto Rosa Parks Boulevard. This must be noted on the plans.
2. It is not clear where the proposed roof discharge through the curbs onto 17th Avenue and Pennington Street ultimately flows. The plan must show any inlets that would collect the stormwater. The applicant shall confirm if the City of Paterson has approved the proposed curb discharge, as the stormwater will ultimately flow into the City’s combined sewer system.

3. The plans must include a detail of the Campbell Foundry Frame and Grate No. 2202 that is being proposed for the retention system.
4. The applicant must clarify the purpose of the proposed 6-inch PVC Schedule 40 overflow pipe at the southeast corner of the site.
5. The maintenance schedule of the retention system shall be provided on the plans.
6. The applicant must clarify what is being proposed between the south building line and the Market Street sidewalk. Drainage mitigation must be provided within this area to ensure that there is no overflow onto the Market Street sidewalk.
7. The drainage report assumes a rate of infiltration of 6 inches/hour for sizing the retention system. Prior to receiving County Planning Board approval, the applicant shall perform infiltration/percolation tests to confirm the assumed rate. Test results shall be submitted by a professional engineer licensed in New Jersey.
8. The applicant must provide the justification for the changing of the 2-, 10-, and 25-year storm intensity from the December 21, 2018 drainage calculation report to the May 5, 2022 drainage calculation report.
9. It is recommended that the City of Paterson require the Applicant to retain the 25-year storm on-site for the entire impervious area (approx. 1.214 acres), and not just 52% of the impervious area.

The applicant must provide additional shade trees and other plantings adjacent to the Market Street right-of-way. It is recommended that non-structural green stormwater infrastructure practices, as recommended in the Green Stormwater Infrastructure Element of the Passaic County Master Plan, be applied. The tree species must be indicated for the Market Street trees. The applicant and property owner shall be responsible for the installation, maintenance, and any future removal and replacement of the trees within the Market Street right-of-way. This must be noted on the plans. The sidewalk width must be labelled at the location of the proposed trees.

After being informed that the site was under construction without approval from the county, the board asked that notice be included in the review letter informing the applicant that they have not been granted approval by the County of Passaic. As such, the applicant must provide copies of any permits that have been issued for site work. Additionally, the applicant must comply substantially with the drainage requirements stated within 45 days of the receipt of the review letter, or the application will be returned to the board for consideration of a denial of approval.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmond to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously

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

SP-21-073 – Biogenesis Storage Building – 44-456 Marshall Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a two-story, 25,081 sq. ft. warehouse facility and parking facility. The applicant has indicated that the first floor will be used for parking, and the second floor for storage. The site has frontage along Marshall Street (CR 509) in Paterson. This application was withheld on January 13th, 2022 with 22 conditions.

The applicant has indicated that an existing driveway on Industrial Plaza, a municipal road, will continue to be used. The applicant has also proposed to install two (2) truck loading docks on Industrial Plaza. The driveway will provide access to the parking garage. The parking garage will have a total of 52 parking spaces. No access is proposed along Marshall Street. The applicant has indicated that a roll-up garage door will be installed at each driveway entrance. The applicant has proposed to replace the sidewalk and curbing along Marshall Street. The applicant has requested a waiver from submitting a traffic study.

Regarding drainage, the applicant has proposed to construct two (2) inlets and a trench drain on the site. The trench drain will be installed at the truck loading docks and the inlets installed in the parking lot. The applicant has indicated a connection to the stormwater system along Marshall Street. The applicant has proposed to replace the existing sidewalk and curbing along the county frontage. The applicant has proposed to plant seven (7) *Quercus Palustris* “Pin Oak” trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The County name must be included on the cover page. The “Variable Width ROW” note along Marshall Street is not acceptable. The right-of-way widths must be verified and noted in the correct location for each variation in width. The existing ROW width(s) must be indicated. The Master Plan right-of-way of 66 feet must be shown on the plan. No portion of the building may be located within the Master Plan right-of-way. The building line must be indicated on the Lower Level Plan on Sheet A-1. A portion of the sidewalk is within the existing right-of-way of Marshall Street. The applicant must grant a sidewalk easement to the City of Paterson for the portions of the sidewalk located on private property. A draft deed of easement and metes and bounds description shall be submitted for review. The applicant must submit a traffic study or statement addressing the expected trip generation from this site, and its effect on the roadway network. The applicant has requested a waiver from the traffic study requirement. This waiver is not recommended by staff. There appear to be obstacles (i.e. proposed fence/parked car/proposed building) in the sight triangle, which must be addressed.

The plans must include a separate grading and drainage plan, which shall indicate all drainage connections. The following comments pertain to drainage:

- a) To ensure that stormwater does not flow onto the sidewalk or roadway from the property, a barrier/curb is to be installed between the parking and the sidewalk along Marshall Street.
- b) A trench drain must be installed at the roll up garage door closest to the Marshall Street intersection.
- c) An inlet shall be added on the property near the Marshall/Industrial intersection.

- d) Are the existing two (2) parking lot inlets remaining as is? If so, the applicant shall clarify if the proposed foundations will be cast around the existing inlets and/or drainage pipes.
- e) The survey indicates a manhole adjacent to the sidewalk that is not shown in the plan set. The manhole must be included on the drainage plan.

The applicant shall verify if the drainage connection to Marshall Street will connect into the City of Paterson's combined sewer system. The Applicant shall clarify if they have received written permission to connect into the Paterson combined sewer system. It is recommended that the City of Paterson require the Applicant to retain the 25-year storm on-site for the entire impervious area. The proposed landscaping must be labelled and correspond with a landscaping table. The applicant shall verify if there are underground electrical conduits beneath the landscaped area, as this would conflict with any shade trees planted above. The applicant must submit correspondence stating that the property owner shall have maintenance responsibility for all landscaping within the Marshall Street right-of-way. The applicant must add a note to the plan stating that the property owner shall have maintenance responsibility for all landscaping within the Marshall Street right-of-way.

The plans must include a footing detail. The footings of the building shall not encroach into the Master Plan right-of-way of 66 feet on Marshall Street. The Master Plan right-of-way line must be indicated on the detail. The applicant must provide the Corridor Enhancement Fee payable to Passaic County. The fee shall be assessed based on the requested survey, as the submitted plans do not provide sufficient information. The Corridor Enhancement Fee of \$4,428.00 must be provided payable to Passaic County. A north arrow must be provided for each plan diagram. The plans must include elevations of the lower floor parking lot. The applicant must provide more information on the dumpster operations near Stair 2.

Commissioner Edmond asked for clarification on the proposed sidewalk. County Engineer Pera explained the proposed sidewalk modifications.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmond to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously

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

SP-22-005 – Congregation Adas Israel – 565 Broadway, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to expand an existing house of worship. The existing two-story structure on the site is to remain. The applicant has proposed to install an addition to the second floor of the existing

building. The applicant has also proposed various improvements to the parking lot. The site has frontage along Broadway (CR 622) in Passaic. This application was withheld on February 10th, 2022 with 14 conditions.

The applicant has to proposed to reduce the amount of parking on the site from 43 parking spaces to 36 spaces. The site will have a total of three (3) driveways along the Broadway frontage. The applicant has proposed to maintain the two (2) existing driveways, which will maintain one-way circulation of the parking lot. An additional driveway will be provided adjacent to the building in order to provide ADA access. The applicant has submitted a waiver request in support of this driveway configuration. The applicant has proposed to install raised aprons at all driveways. The applicant has submitted driveway profiles, and is requesting a waiver to allow for slopes of over 2% slope at all driveways. Existing spaces encroaching into the County right-of-way are to be removed. The applicant has submitted a waiver request for existing parking spaces within 20 feet of the County right-of-way to remain. The applicant has proposed to replace all sidewalk and curbing along the site frontage. The applicant has also proposed to install curbing between the parking lot and sidewalk.

Regarding drainage, the applicant has proposed to install an underground infiltration system containing five (5) 1000-gallon seepage pits. The applicant has proposed to install trench drains at each driveway entrance that will connect into the seepage pits. A drainage report has been provided. The applicant has proposed to plant two (2) Zelkova trees and two (2) Gold Mop Cypress shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The site includes three driveways, including two (2) one-way driveways. The applicant must submit a waiver request to justify providing more than a single, full-access driveway OR two (2) one-way driveways. The applicant has submitted a waiver request for the proposed driveway configuration. The requested design waiver is recommended by staff. The applicant shall submit a cross-easement for access between the lots. The STOP sign shall be on its own post, at the stop bar. The stop bar and stop sign must be located within the property line. The stop bar shall be noted as thermoplastic. The stop bar at the two-way driveway must also be noted as thermoplastic.

No parking spaces shall be permitted to be located within 20 feet of the County right-of-way. The applicant has submitted a waiver request for the remaining parking spaces within 20 feet of the right-of-way line. All encroaching spaces have been removed. The requested design waiver is recommended by staff. The applicant shall install curbing between the parking lot and the sidewalk. The proposed curb line for the parking lot is to be shifted within the property line. The applicant shall submit a traffic study. The applicant has requested a waiver from the requirement to submit a traffic study. This waiver request is recommended by staff, based on the submitted information regarding the operations of the facility. No runoff is permitted to flow towards Broadway. The applicant shall provide a drainage plan, including all roof leaders. The seepage pit system maintenance program shall be noted on the plans. The roof drains at the western side of the building shall be connected to a seepage pit in lieu of a direct connection into the County system.

Driveway profiles must be included for both the entrance and exit driveways. All three driveways are non-conforming. The applicant has requested a waiver from the requirement that driveway grades not exceed 2% within 50 feet of the right-of-way line. The waivers are recommended by staff, based on the submitted information. The applicant must provide the Corridor Enhancement Fee of \$4,844.00 payable to Passaic County.

Chair Metzler asked if there would be separation between the sidewalk and the parking lot. County Engineer Pera responded that the applicant is proposing curbing that would prevent parked cars from encroaching on the sidewalk. Commissioner Edmond asked about the proposed trench drain locations. County Engineer Pera clarified the trench drain locations.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmond to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

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

SP-22-030 – Proposed Apartment Building – 244 Hazel Street, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 22,076 sq. ft., four-story apartment building with 60 residential units. All existing buildings and site improvements will be removed. The plans indicate that the first floor of the building will be a parking garage and the upper three (3) floors will be occupied by apartments. The site has frontage along Hazel Street (CR 702) in Clifton.

The total proposed parking on the site will be 93 parking spaces. The site will have access via two (2) full access driveways on Seventh Avenue, a municipal road. No access is proposed along Hazel Street. No changes to the existing sidewalk and curbing are proposed.

Regarding drainage, the applicant has indicated that most roof leaders and all inlets on site will drain into a proposed bio-retention basin. An additional roof leader is proposed to connect into an inlet on Hazel Street. The applicant has proposed to connect two (2) inlets, on Hazel Street and on West Third Street to the bio-retention basin via a grate. The applicant has also proposed pave parts of the surface parking lot with pervious pavement. A stormwater management report has been submitted. The applicant has proposed to plant a variety of shade trees and shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way line of Hazel Street must be clearly indicated on the plan. The curb and sidewalk along Hazel Street shall be replaced in accordance

with County detail. The sidewalk shall be a minimum of 5-feet in width and dimensioned on the plans. A grass strip, with a minimum width of 3 feet, shall also be provided. A sight triangle must be indicated from West Third Street to Hazel Street. The calculations must be noted on the plans.

The following comments pertain to drainage:

- a) The roof drains shall not be directly connected to the inlet “H” within Hazel Street. The following note shall be added to the plans: “Roof drains shall not be directed towards Hazel Street”.
- b) From OCS-1 to MH-2 to MH-1 to Inlet 1, the 15-inch pipe shall be reduced to a 12-inch pipe.
- c) Trench drains (Campbell Foundry pattern 4526A or equal) shall be installed at the driveways at Seventh Avenue and West Fourth Street.
- d) A maintenance schedule/plan shall be included in the plan set for the bio-retention basin. A maintenance schedule/plan for the pervious pavement shall be included in the plan set.
- e) Fencing may be required around the perimeter of the bio-retention basin. The applicant shall confirm with the Clifton construction code official.
- f) The plans must include a detail of OCS-1.

A pre- and post-hydraulic analysis of the Hazel Street system must be provided. The applicant shall provide copy of any required NJDEP permits. The landscaping plan must include information on the shade trees shown within the Hazel Street right-of-way. The plans must include a note that all landscaping within the Hazel Street right-of-way will be installed and maintained by the applicant and/or property owner. The Corridor Enhancement Fee of \$7,530.00 must be provided payable to Passaic County.

Chair Metzler asked how about the dimensions of the proposed bioretention basin. County Engineer Pera explained the dimensions of the proposed bioretention basin.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmond to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously

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

OLD BUSINESS

1. Historic Preservation Element (Parks, Recreation & Open Space Master Plan)

Senior Planner Miranda outlined the proposed changes to the Historic Preservation Element as outlined by Cultural and Historic Affairs Director Ruffel. Commissioner

Edmond expressed concern over the recommendation to preform a phase I historic preservation study should the site. The old business item was tabled pending a response from Cultural and Historic Affairs Director Ruffel on the historic nature observed at the site.

2. Driscoll Foods (SP-22-008) Corridor Enhancement Fee Waiver Request

Senior Planner Miranda stated that after investigation by staff, the new corridor enhancement fee has been assessed at \$3,496 to account for the new property lines after construction. Commissioner Edmond made a motion to set the new corridor enhancement fee for the applicant at \$3,496. Commissioner Redmon seconded the motion. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Diaz made a motion to adjourn the meeting at 6:19 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN