

**A SUMMARY OF THE MINUTES OF THE  
GLEN RIDGE PLANNING BOARD  
HELD IN THE MUNICIPAL BUILDING**

**May 16, 2018**

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**Open Public Meetings Act & Roll Call**

The meeting was called to order at 7:30 p.m. and Mr. Zichelli read the Sunshine Act Notice.

The roll was called.

PRESENT:           Mason, Chair  
                  Mehrotra, Vice Chair  
                  Fields  
                  Hegarty  
                  Councilperson Morrow  
                  R. Morrow  
                  Murphy  
                  Robinson  
                  Rohal  
  
                  Trembulak, Esq.  
                  Zichelli, Secretary

ABSENT:           Dawson  
                  Turiano

**Adoption of the January 17, 2018 Minutes**

On motion by Ms. Murphy, seconded by Councilperson Morrow, the Minutes of the January 17, 2018 meeting were adopted, members Mason, Mehrotra, and Robinson abstaining.

**Adoption of the March 22, 2018 Minutes**

On motion by Mr. Hegarty, seconded by Mr. Turaino, the Minutes of the March 22, 2018 meeting were adopted, member Rohal abstaining.

**Adoption of the Memorializing Resolutions of  
One Bay Urban Renewal, LLC  
311 Bay Avenue**

**and**

**Montclair Hospital, LLC**

**Walnut Crescent/Bay Street/George Street/Claremont Avenue/Bay Avenue**

On motion by Mr. Hegarty, seconded by Mr. Morrow, the following memorializing resolution was adopted, members Rohal and Mehorta abstaining:

WHEREAS, One Bay Urban Renewal, LLC, requested Preliminary and Final Major Site Plan approval pursuant to N.J.S.A. 40:44D-46.1 and N.J.S.A. 40:44D-50 to construct a 45,735-square foot medical office building with 229 car parking spaces on the property located at Block 4215, Lot 1 on the tax map of the Township of Montclair and Block 106, Lot 15 on the tax map of the Borough of Glen Ridge, being commonly known as 311 Bay Avenue, Glen Ridge, New Jersey, and said premises being in the HUMC/Mountainside Hospital Redevelopment Plan Area Zone; and

WHEREAS, Montclair Hospital, LLC is filing contemporaneous with One Bay Urban Renewal LLC a request for Preliminary and Final Major Site Plan approval pursuant to N.J.S.A. 40:44D-46.1 and N.J.S.A. 40:44D-50 to construct a new parking area, as well as modify the existing parking area for use by the hospital on the property located at Block 4213, Lots 1-12, 22-23 on the tax map of the Township of Montclair, and Block 91, Lot 1 on the tax map of the Borough of Glen Ridge, being commonly known as Highland Avenue, George Street, Walnut Crescent and Bay Street, Montclair/Glen Ridge, New Jersey, and said premises being in the HUMC/Mountainside Hospital Redevelopment Plan Area Zone; and

WHEREAS, the Township of Montclair and the Borough of Glen Ridge jointly created a Redevelopment Plan for the two development parcels, as they are located in part in both Municipalities; and

WHEREAS, the Boards determined that the most efficient way to hear both cases was to hear and rule on them together; and

WHEREAS, the Planning Boards of the Township of Montclair and Borough of Glen Ridge held a joint public hearing on said application on March 26, 2018 and April 23, 2018; and

WHEREAS, the applicants provided adequate notice of the application and the hearing in accordance with N.J.S.A 40:55D-12 for both parcels; and

WHEREAS, the applicants were represented by Counsel, Glenn S. Pantel, Esquire; and

WHEREAS, the Boards heard the testimony and the evidence presented by the applicants and carefully considered all public comments.

NOW, THEREFORE BE IT RESOLVED, that the Planning Boards of the Township of Montclair and Borough of Glen Ridge, County of Essex, and State of New Jersey, made the following findings of fact:

1. The Boards found the application complete.
2. At its hearing on the applications, the Boards received and marked the following exhibits into the record:

Exhibits:

A-1 Exterior Material Sample Board.

A-2 Architectural Drawings, 8 sheets, prepared by NK Architects, revision dated January 31, 2018.

A-3 Site Plan and Details, 22 sheets of drawings, prepared by Bohler Engineering, revision dated March 15, 2018. (Mountainside Hospital LLC), Site Plan and Details, 17 sheets of drawings, prepared by Bohler Engineering, revision dated March 15, 2018. (one Bay Urban Renewal Partners LLC).

A-4 Sign Plan, prepared by Brand Active, dated March 16, 2018.

A-5 Exterior Rendering-Southwest View, 1 sheet, prepared by NK Architects, revision dated April 9, 2018. Construction Detail of Canopy, 1 sheet, prepared by NK Architects, revision dated January 31, 2018. Construction Detail of Facade, 1 sheet, prepared by NK Architects, revision dated January 31, 2018.

A-6 Traffic Impact Study Letter, prepared by Atlantic Traffic & Design, dated March 15, 2018.

A-7 Overall Site Plan, 1 sheet, prepared by Bohler Engineering, revision dated March 15, 2018. Overall Parking Layout, 1 sheet, prepared by Bohler Engineering, revision dated March 15, 2018.

Site Layout Plan A, prepared by Bohler Engineering, revision dated April 17, 2018. Site Layout Plan B, prepared by Bohler Engineering, revision dated April 17, 2018.

A-8 Sign Plan, prepared by Philadelphia Sign, dated April 9, 2018.

B-1 Glen Ridge Historic Preservation Commission Report, 1 page, dated March 6, 2018.

B-2 Planning Board Engineer's Report, 1 page, prepared by W. Thomas Watkinson Engineering & Planning, dated March 21, 2018.

B-3 Planning Board Engineer's Report, 2 pages, prepared by W. Thomas Watkinson Engineering & Planning, dated March 22, 2018.

B-4 Planning Board Traffic Engineer's Report, 2 pages, prepared by NV5, dated March 21, 2018.

B-5 Planning Board Traffic Engineer's Report, 5 pages, prepared by NV5, dated March 21, 2018 (One Bay Urban Partners LLC).

B-7 Planning Board Traffic Engineer's Report, 3 pages, prepared by NV5, dated March 21, 2018 (Mountainside Hospital LLC)

B-8 Planning Board Traffic Engineer's Report, 3 pages, prepared by NV5, dated April 22, 2018.

One Bay Urban Renewal, LLC Submissions & Board Consultant Reports:

Traffic Impact Analysis, prepared by Atlantic Traffic & Design, revision dated March 15, 2018.

Traffic Signal Warrants Analysis, prepared by Atlantic Traffic & Design, dated October 13, 2017.

Traffic Signal Plan, 1 sheet, prepared by Atlantic Traffic & Design, revision dated March 15, 2018.

Truck Turn Plans, 4 sheets, prepared by Atlantic Traffic & Design, dated March 15, 2018.

Utility Impact Analysis, prepared by Bohler Engineering, dated November 2017.

Architectural Drawings, 8 sheets, prepared by NK Architects, revision dated January 31, 2018.

Operations & Maintenance Manual, prepared by Bohler Engineering, dated March 15, 2018.

Site Plan and Details, 17 sheets of drawings, prepared by Bohler Engineering, revision dated March 15, 2018.

Boundary & Topographic Surveys, 5 sheets, prepared by Control Point Associates, Inc., dated January 17, 2018.

Stormwater Management Report (with attachments), prepared by Bohler Engineering, dated October 2017.

Preliminary Geotechnical Investigation & Stormwater Management Area Evaluation, prepared by Whitestone Associates, dated February 5, 2017.

Site Layout Exhibit, 1 sheet, prepared by Bohler Engineering, revision dated April 17, 2018.

Aerial Exhibit, 1 sheet, prepared by Bohler Engineering, revision dated March 26, 2018.

Photo Exhibit, 1 sheet, prepared by Bohler Engineering, revision dated March 26, 2018.

Exterior Rendering-Southwest View, 1 sheet, prepared by NK Architects, revision dated April 9, 2018.

Construction Detail of Canopy, 1 sheet, prepared by NK Architects, revision dated January 31, 2018.

Construction Detail of Facade, 1 sheet, prepared by NK Architects, revision dated January 31, 2018.

Planning Board Traffic Engineer's Report, 3 pages, prepared by NV5, dated April 22, 2018.

Planning Board Engineer's Report, 2 pages, prepared by W. Thomas Watkinson Engineering & Planning, dated March 22, 2018.

Planning Board Traffic Engineer's Report, 5 pages, prepared by NV5, dated March 21, 2018.

Glen Ridge Historic Preservation Commission Report, 1 page, dated March 6, 2018.

Planning Board Planner's Report, 23 pages, prepared by Janice Talley, dated February 23, 2018.

Planning Board Engineer's Report, 2 pages, prepared by W. Thomas Watkinson Engineering & Planning, dated February 12, 2018.

Planning Board Traffic Engineer's Report, 3 pages, prepared by NV5, dated February 12, 2018.

Montclair Hospital, LLC Submissions and Board Consultant Reports:

Traffic Impact Study Letter, prepared by Atlantic Traffic & Design, dated March 15, 2018.

Operations & Maintenance Manual, prepared by Bohler Engineering, dated March 15, 2018.

Valet Management Plan.

Site Plan and Details, 22 sheets of drawings, prepared by Bohler Engineering, revision dated March 15, 2018.

Sign Plan, prepared by Brand Active, dated March 16, 2018.

Boundary & Topographic Surveys, 5 sheets, prepared by Control Point Associates, Inc., dated July 11, 2016.

Preliminary Geotechnical Investigation & Storm water Management Area Evaluation, prepared by Whitestone Associates, Inc, dated February 5, 2015.

Sign Plan, prepared by Philadelphia Sign, dated April 9, 2018.

Overall Site Plan, 1 sheet, prepared by Bohler Engineering, revision dated March 15, 2018.

Overall Parking Layout, 1 sheet, prepared by Bohler Engineering, revision dated March 15, 2018.

Site Layout Plan A, prepared by Bohler Engineering, revision dated April 17, 2018.

Site Layout Plan B, prepared by Bohler Engineering, revision dated April 17, 2018.

Planning Board Engineer's Report, 1 page, prepared by W. Thomas Watkinson Engineering & Planning, dated March 21, 2018.

Planning Board Planner's Report, Wayfinding Sign Plan, 8 pages, prepared by Janice Talley, dated March 20, 2018.

Planning Board Traffic Engineer's Report, 2 pages, prepared by NV5, dated March 21, 2018.

Planning Board's Parking Consultant Review, 2 pages, prepared by Level G Associates, dated March 22, 2018.

Planning Board Planner's Report, 24 pages, prepared by Janice Talley, dated February 26, 2018.

Planning Board Engineer's Report, 2 pages, prepared by W. Thomas Watkinson Engineering & Planning, dated February 23, 2018.

Planning Board Traffic Engineer's Report, 1 page, prepared by NV5, dated February 26, 2018.

3. According to the application, One Bay Urban Renewal, LLC and Montclair Hospital, LLC are requesting Preliminary and Final Major Site Plan approval in accordance with the HUMC/Mountainside Hospital Redevelopment Plan for these parcels.

#### MEETING OF MARCH 26, 2018

4. Based upon the comments of the Applicants' Attorney, Glenn S. Pantel, Esquire, the Boards heard the following:

- A. One Bay Urban Renewal, LLC. is seeking approval for the redevelopment of the property with the construction of a 45,000-square foot medical office building, and 229 parking spaces. Other site improvements will include a driveway, signage, a public plaza, storm water management, landscaping and lighting improvements.
- B. As part of the redevelopment, Montclair Hospital LLC, is seeking to construct a new parking area for use by the hospital, which is also located on the subject campus.
- C. This property is subject to the HUMC/Mountainside Hospital Redevelopment Plan and this proposal complies with all requirements of the zone.
- D. The proposed office building is smaller than that permitted in the HUMC/Mountainside Hospital Redevelopment Plan.

6. Based upon the sworn testimony of the Chief Executive Officer of Mountainside Medical Center, John Fromhold, the Boards made the following findings of fact:

- A. Mr. Fromhold stated that office space in this area is very limited. Having physician practices and medical offices on a hospital campus provides convenient access to patients as well as to physicians.
- B. The proposed 45,000 square foot medical office building will accommodate full time providers of various areas of practice. This use will also promote many jobs, which is a benefit for the community.
- C. Valet parking is incorporated as part of the redevelopment plan. It will be provided to patients between the hours of 6 a.m. and 8 p.m. Valet parking is free of charge for patients utilizing outpatient services, and will be available for a daily fee for visitors.

- D. Improved signage, added landscaping and buffers, a new traffic flow, stormwater management and lighting improvements will also be incorporated as part of the plan to improve the property.
  - E. Hospital security will police the new medical office building's parking lot.
7. Based upon the sworn testimony of Donald Engels of The Hampshire Companies, the Boards made the following findings of fact:
- A. Mr. Engels is responsible for and oversees Hampshire's investment and development platform. The redevelopment of this site will shape the property into a useful asset, and will revitalize the former nursing school with a much-needed medical resource.
8. Based upon the sworn and qualified testimony of the Applicants' Architect, Allen Kopelson, of NK Architects, the Boards made the following findings of fact:
- A. The proposed 45,000 square feet medical office building will have 3 stories, and will have a height of 42 feet. Its façade will incorporate historic aspects that are both relevant to the Montclair and Glen Ridge areas.
  - B. The proposed façade of the new medical office building will match the existing brick façade of the hospital building. It will have cast stone masonry veneer material as base. Areas of trim on the building will be cement or metal materials. The punch windows will have metal panels, and the sun shade colors will match the metal panels.
  - C. The glass panels will have a green tint which will prevent glare.
  - D. All of the elevations are being treated similarly and all sides of the building are aesthetically the same.
  - E. A metal panel is being proposed above the third floor in order to screen the mechanical equipment located on the roof. This will keep the equipment from street level visibility.
  - F. A metal and glass canopy is being proposed at the main entrance of the building to cover the sidewalk entry. This will also be the pick-up and drop-off area, and will house a sign indicating the main entrance. Additional entrances are also being proposed on the east and west elevations.
  - G. Landscaping will be installed in order to create a buffer between this property and the adjacent residential area. Landscaping will also be provided along the driveway entrance and a boundary setback of 40 feet along Roswell Terrace will be established in order to retain all of the existing trees.



- H. The new building will provide a number of sustainable elements such as an electric vehicle charging area and bike storage.
  - I. There will be a loading dock on the northwest side of the building.
9. Based upon the sworn and qualified testimony of the Applicants' Professional Engineer, Bradford Bohler P.E., the Boards made the following findings of fact:
- A. Currently, the site houses a 68,000-square foot nursing facility, and 90 parking spaces with loading access on the north-east corner.
  - B. Majority of the existing landscaping will remain, with the exception of approximately 6 to 7 trees.
  - C. There is an existing fence on the north-east corner of the lot, which will be removed and replaced with a new 6-foot fence.
  - D. The new medical office building will be set back 86 feet from Bay Avenue; 96 feet from the southwestern corner of the property, and 145 feet from Walnut Crescent at its farthest point. All of the setbacks will comply with the HUMC/Mountainside Hospital Redevelopment Plan.
  - E. A public plaza adjacent to the driveway entrance is being proposed and it will contain tables, chairs and landscaping. This area will be accessible through the crosswalk, and will be ADA compliant.
  - F. A traffic signal is proposed at Bay Avenue/Walnut Crescent/Highland Avenue. The existing pedestrian crossing will be moved 50 feet to the west, and will be incorporated into this traffic signal area in order to promote safer crossing at this location.
  - G. 229 parking spaces are being proposed as part of the new medical office building. 64 compact spaces and 24 ADA compliant spaces are included in that number.
  - H. The new emergency department (ED) parking will be constructed along the southwestern corner of Walnut Crescent and Bay Avenue and will create 134 parking spaces on site.
  - I. Valet parking will be provided at the western and northern areas of the site for 42 vehicles. This will serve the medical office building, as well as the emergency department.

- J. The proposal will increase impervious coverage from 49% to 67%. In order to mitigate the stormwater increase, a new stormwater management system is being provided which also provides improved water quality.
  - K. Garbage will be collected via the loading docks on the northwest corner of the medical office building during off peak hours. This loading dock will also be used for deliveries and pickups.
  - L. Landscaped buffer areas will be provided along the property lines to screen the parking area and areas between the medical office building and adjacent residential properties. The applicant will maintain as many trees as possible as well as plant additional trees and shrubs. Overall, 17,000 plants are being proposed some of which include 52 shade trees, 16 ornamental trees, 57 evergreen trees, 687 shrubs and 364 grasses. The majority of ever green trees being proposed are fast growing, in order to achieve the buffer as fast as possible.
10. Based upon the sworn and qualified testimony of sign consultant, Sonya Ricardez, the Boards made the following findings of fact:
- A. The proposed signage for the campus is being manufactured by Philadelphia Sign Company, and it has been designed to focus on patient experience. Each sign contains a clean, and modern refined feel, while effectively delivering directions.
  - B. There are 15 different types of signs, each one serving a different purpose depending on where they are located on campus. The signs will be externally illuminated and will comply with all the redevelopment plan requirements.
11. Based upon the sworn and qualified testimony of the valet parking consultant, Greg Edwards, the Boards made the following findings of fact:
- A. The proposed medical office building will operate valet services at the main entrance from 9 a.m. to 5 p.m., Monday through Friday. During non-valet hours, these spaces will be open for self-parking.
  - B. Vehicles will be parked in the northwest portion of the site at the valet lot. Once patients arrive, they will be greeted and directed in to the facility by staff; if needed, wheel chair assistance will be provided.
  - C. Valet parking will be efficient because it will provide more parking spaces. During the peak hours of 9 a.m. to 2 p.m. all spaces are expected to be filled and valet attendants will have flexibility to create space.
  - D. A text to retrieve system will be used for patients and guests to retrieve their vehicles before they exit the building.

- E. Valet services will also be offered free of charge for patients utilizing the Mountainside Medical Emergency Department. There will be a total of 121 spaces available along with 13 handicap spaces. The hours of operations will be 7 a.m. to 11 p.m. 7 days a week. This valet only lot is located across the street from the Emergency Department entrance.
- F. Mr. Edwards stated that extra valets will be made available and on call to aid in peak times of appointments at the medical building.

12. The Boards heard from several neighbors raising concerns regarding this plan. The Boards found that more detailed architectural plans as well as additional visuals depicting the location of the proposed signs were needed. The Boards agreed to carry this matter to April 23, 2018.

#### MEETING OF APRIL 23, 2018

13. Based upon the comments of the Applicants' Attorney, Glenn S. Pantel, the Boards heard the following:

- A. Revised architectural plans as well as a detailed signage plan has been submitted to the Boards for their review and further testimony.

14. Based upon the sworn and qualified testimony of the Applicants' Architect, Allen Kopelson, of NK Architects, the Boards made the following findings of fact:

- A. As part of the revised plans, the proposed canopy at the main building entrance has been extended 9 feet beyond the curb in order to provide a covered area for patients exiting their vehicles. The canopy will be supported by 4 columns.
- B. Additional exhibits were introduced to the Board depicting the cornice in greater detail. The proposed cornice extends 1.5 feet beyond the face of the building. It is made of a brick material and will be 2 feet 4 inches in height.

15. Based upon the sworn and qualified testimony of the Applicants' Traffic Consultant, Cory Chase, the Boards made the following findings of fact:

- A. A traffic signal is proposed to be constructed at the intersection of Bay Avenue and Walnut Crescent.
- B. The Bay Avenue and Walnut Crescent approaches will be modified to provide one exclusive left turn lane and one through/right turn lane.
- C. The intersection will also provide one egress lane and two ingress lanes.

- D. The proposed traffic signal will improve the level of service and will be effective in mitigating any additional traffic caused by the new medical office building. This plan will provide an overall improvement in the campus circulation because the traffic on the intersection of Bay Avenue and Walnut Crescent will be controlled. The proposed plan is deemed sufficient to accommodate the traffic generated by this use.
- E. The proposed signal will be powder coated to maintain the historic feel of this neighborhood.
- F. The construction of additional parking along Walnut Crescent, south of its intersection with Bay Avenue will help reduce existing hospital traffic circulating the adjacent roadway.

16. Based upon the sworn and qualified testimony of the Applicants' Professional Engineer, Bradford Bohler, the Boards made the following findings of fact:

- A. Minor revisions regarding the site layout have been made. The applicant is proposing a fence that will run from east to west along the parking spaces along Bay Avenue. The fence will be 4 feet high. Landscaping will be installed between the sidewalk and parking spaces. A stockade fence that runs on the east side along the residential area will be 6 feet high and will be within 10 feet of the right of way.
- B. The applicant is now proposing a double row of evergreen trees along the property line as a buffer, instead of a single row of the Emergency Department parking lot and the residential area.
- C. The previously proposed benches and seating will now be eliminated and a walkway with additional landscaping is now being proposed.

17. Based upon the sworn and qualified testimony of sign consultant, Jennifer Stoughton, the Boards made the following findings of fact:

- A. The proposed signs have been designed to be effective while meeting the required level of legibility and visibility. They have been created to reflect the building's design, streetscape and environmental conditions, improve productivity and enhance patient experience. The proposed signs promote consistency in design throughout the campus and will complement existing hospital signs.
- B. The free-standing monument sign proposed will be in compliance with the ordinance. It will be double faced, and will have external illumination. The monument sign meets the 5-foot setback requirement from the closest property line. This sign will be surrounded by adequately sized landscape.

- C. 30-inch-high non- illuminated, aluminum wall signs will be placed on the building façade to indicate entrances and walkways.
  - D. A new, single faced, 6-foot-high sign, will be placed at the eastern corner of the new medical building, on the west side of the fence to indicate the emergency entrance, main entrance, parking and medical office building.
  - E. Several directional signs as well as parking signs will be placed throughout the campus. Surface door vinyl signs will also be installed.
  - F. Standard Department of Transportation “H” signs will be placed off site to indicate vehicular path of travel into the Hospital campus.
  - G. A non-illuminated pan sign with vinyl copy will be installed on the front façade to indicate the Mountainside Medical Office Building. This sign will be 9 feet wide, and will have a LED light bar above it.
18. The Boards heard comments from the public which raised concerns regarding the traffic flow in the area. The Boards concluded that these were adequately addressed by the Applicants’ professionals, and the changes made to the plans during the hearings.
19. The Boards found that the proposed new medical office building is an adequate, complimentary use to the hospital campus. The Boards agree that the Montclair and Glen Ridge communities would benefit from an increase in primary care physicians, and that the medical office building will fill that need and provide an enhanced patient experience.
20. The Boards found that this proposal will provide an increase in employment and will have an overall positive impact on both communities.
21. The Boards concluded that the proposed parking layout will provide sufficient parking to address the needs of the overall campus. The valet parking plans will reduce the demand for on-street parking and will enhance pedestrian safety by reducing the number of pedestrians walking from the parking areas to the buildings. Further, the valet parking operation will provide flexibility in creating space and will ensure quick and effective parking and retrieval for patients and visitors.
22. The Boards determined that the proposed new medical office building will be aesthetically pleasing and will be an architectural asset to the neighborhood.
23. The Boards find that both projects are substantially in conformance with the HUMC/Mountainside Hospital Redevelopment Plan.

24. There are no substantial negative impacts arising from the proposal and the proposed project will not unreasonably impinge on the light, air, or privacy of the surrounding property owners.

25. The benefits of this proposal outweigh its detriments.

#### CONCLUSIONS OF LAW:

WHEREAS, the Boards reviewed the application and considered the impact of the proposal on the Township of Montclair, the Borough of Glen Ridge and its residents, and having determined whether the proposal is in furtherance of the Municipal Land Use Law, the Board concludes that good cause has been shown to grant the applicant Preliminary and Final Major Site Plan approval pursuant to N.J.S.A. 40:44D-46.1 and N.J.S.A. 40:44D-50 and are consistent with the HUMC/Mountainside Hospital Redevelopment Plan; and

WHEREAS, the Boards have determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Boards have determined that the relief sought does not impair the intent and purpose of the HUMC/Mountainside Hospital Redevelopment Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Boards of the Township of Montclair and Borough of Glen Ridge, in the County of Essex and State of New Jersey, on the 23rd day of April 2018 that the application of One Bay Urban Renewal, LLC and Montclair Hospital, LLC, be approved, subject to the following terms and conditions:

1. All "WHEREAS" recitals, findings of fact, and conclusions of law set forth above are incorporated herein by reference.

2. The Applicants' application to the Boards and all materials submitted in support of and in connection with it, including all plans and notices, and all documents introduced and marked for identification at the Boards' hearing or otherwise noted in this Resolution as being part of the record, though not separately marked, together with the stipulations on the record, if any, and whether or not they appear herein as conditions or otherwise, as well as the testimony of the witness introduced by the Applicant and persons otherwise heard by the Boards, including the questions and statements of the Boards members, are part of the record of this matter.

3. The Property shall be developed strictly in accordance with each last revised plan submitted to the Boards, except to the extent the same may have been modified by the Boards and are discussed below.

4. The Applicant shall continue to be responsible for payment of all escrow fees incurred pursuant to Montclair Code 202-27, as well as for, if applicable, inspection fees

pursuant to Montclair Code 202-28 and -28.1, and shall furnish such sums in full no later than twenty (20) days subsequent to a written request.

5. The applicant represented that the roof HVAC units will be state of the art, will comply with the sound ordinance, and will be screened so that they will not be seen from the street.

6. The applicant must post sufficient escrow for the municipalities to hire a LEED-accredited professional to review the plan submissions and construction drawings, and monitor the construction process to determine compliance with the LEED proposals. For the purpose of this approval, the applicant represented that it can achieve a minimum of 50 points, which is the equivalent of silver level LEED certification.

7. The applicants are to comply with the Board Engineer's and traffic consultant's letters to their reasonable satisfaction.

8. Deliveries and sanitation pick up shall be limited to the hours of 7 a.m. and 9 p.m.

9. The trees to be saved are to be marked.

10. It was represented that the Hospital security will police the parking lot of the office building; or the owner of that building will arrange for comparable security services.

11. The Boards are desirous of Essex County taking responsibility for the signalization of the intersection at Bay Avenue. The signal is to be designed in accordance with Essex County standards, if possible, and shall be powder coated in consultation with the Glen Ridge HPC.

12. The applicant will be responsible to provide a crosswalk on Bay Avenue, should the County determine that such a crossing is necessary near Sherman Avenue.

13. The applicant is to add fencing along Bay Avenue to limit pedestrian crossings midblock. The Glen Ridge HPC is to review the look of the proposed fencing for advisory comment.

14. The applicant agreed that a construction traffic and staging plan are to be added to the redevelopment agreement in consultation with the police departments and the Boards' traffic expert.

15. The applicant is required to submit a comprehensive site plan showing all commitments, promises and changes agreed to throughout the process, and confirming compliance with the redevelopment plan, which is to be reviewed and approved by the communities' professional staff prior to the issuance of a building permit.

16. The six parking spaces abutting 289 Bay Avenue are to be signed for use by employees only.
17. The new medical office building is to be assigned a new street address, but will be an address other than 1 Bay Avenue.
18. "No idling" signs are to be added to the plan as suggested at the time of the hearing. There shall be 3 at the main hospital entrance, 2 at the rear of the hospital, and 1 or 2 near the entrance of the new building.
19. The contractor must photo document the houses prior to demolition and provide copies to staff.
20. All plantings must be native species and all pyrus plants are to be removed from the landscape plans.
21. The garbage cans and benches are to be reviewed by the Glen Ridge HPC for advisory comment.
22. Execution of redevelopment agreements by One Bay Urban Renewal, LLC and Montclair Hospital LLC setting forth their respective obligations with respect to the approved development.
23. Proof that all currently due real estate taxes have been paid and escrow deposits posted, if any, prior to the issuance of any permit.
24. The Applicant shall comply with all applicable statutes, regulations, codes, and ordinances of the State of New Jersey, County of Essex, and Township of Montclair and the Borough of Glen Ridge.

BE IT FURTHER RESOLVED by the Township of Montclair and Borough of Glen Ridge that this Resolution shall remain on file in the office of the Planning Board, a copy of this Resolution shall be mailed or otherwise transmitted to the Applicant's attorney within 10 days of its adoption, copies shall be furnished to the Township Manager, the Township Council, the Township Clerk, and the Township Tax Assessor, and notice of approval of this Resolution shall be published as provided by law.

### **Executive Session**

On motion by Mr. Rohal, seconded by Ms. Fields, the Board members unanimously voted to enter into Executive Session to discuss a pending legal matter.

The Board members reconvened the public session.



**Appeal of Historic Preservation Decision****Michael & Julia Pensak****134 Ridgewood Avenue**

The Board members discussed the rehearing process for the appeal of a Historic Preservation Commission application. On motion by Mr. Morrow, seconded by Mr. Rohal, the Board agreed to rehear the appeal application of Michael & Julia Pensak. The members of the Board requested that the Board Attorney send a letter to the applicants granting the rehearing but suggesting that the applicant reapply to the Historic Commission prior to coming before the Planning Board.

**Public Comment**

Chair Mason called for public comment.

**Adjournment**

On motion by Ms. Murphy, seconded by Mr. Morrow, the Planning Board unanimously agreed to adjourn the meeting.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary