

TIMOTHY M. PRIME, *Esquire*

DUNCAN M. PRIME, *Esquire*

TYLER T. PRIME, *Esquire**

SARA R. WERNER, *Esquire**

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR

* ALSO ADMITTED TO THE NEW YORK BAR

* ALSO ADMITTED TO THE ILLINOIS BAR

JASON R. TUVEL, *Esquire**

ALLYSON M. KASSETTA, *Esquire**

NANCY A. LOTTINVILLE, *Esquire***

BENJAMIN T.F. WINE, *Esquire*

November 20, 2020

VIA UPS

City of Clifton Planning Board
c/o Daniel Howell, Zoning Officer
900 Clifton Avenue
Clifton, NJ 07013

**RE: REVISED SITE PLAN SUBMISSION PER CONSENT ORDER AND
SETTLEMENT AGREEMENT
Meridia Regency on Valley, Clifton, LLC
Block 62.04, Lots 28, 31, 32, 33, 36 & 37 (the "Property")**

Dear Mr. Howell,

This firm represents Meridia Regency on Valley, Clifton, LLC (the "Applicant") with respect to the above matter. The Applicant previously submitted an application to the Clifton Planning Board (the "Board") seeking preliminary and final major subdivision approval, preliminary and final site plan approval, and bulk variance relief in order to consolidate the Property into two (2) tax lots, remove the existing improvements on proposed Lot A, construct a new 102-unit hotel with related site improvements thereon, and expand the existing restaurant/banquet facility on proposed Lot B¹ (the "Application"). The Board held twelve (12) public hearings on the Application between May 30, 2018 and September 26, 2019. At the conclusion of the final hearing on September 26, 2019, a motion was made to approve the Application. However, the Board voted 5-4 against the motion of approval, and therefore, the Application was denied. The denial was memorialized by a Resolution adopted on December 12, 2019.

On December 24, 2019, the Applicant filed a Complaint in Lieu of Prerogative Writs against the Board, challenging the denial of the application, in the Superior Court of New Jersey, Law Division, Passaic

¹ The Applicant initially proposed a third lot, designated as proposed Lot C, which would have contained the parking area for the restaurant/banquet facility. Ultimately, Plaintiff modified its plans so that proposed Lot A would contain the hotel and a combined Lot B and C would contain the restaurant/banquet facility and its off-street parking area.

SOUTH JERSEY
MOUNT LAUREL OFFICE

P 856 273 8300

F 856 273 8383

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

NORTH JERSEY
HACKENSACK OFFICE

P 201 883 1010

F 856 273 8383

2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

County, Docket No. PAS-L-4067-19 (the "Appeal"). In an effort to amicably resolve the Appeal, the Applicant and the Board have entered into the enclosed Consent Order and Settlement Agreement (the "Settlement"), which has been filed by the Court. As a result of the Settlement, the Application has been remanded to the Board for a Whispering Woods hearing.

Pursuant to the Settlement, the Applicant has revised its plans as follows:

1. The proposed hotel has been relocated to the northern side of the Property, which will reduce the impact on neighboring residences, reduce the amount of tree disturbance, and reduce the number and size of retaining walls. In addition, the height of the proposed hotel has been reduced to 4 stories/57 feet.
2. The Applicant no longer proposes to expand the restaurant/banquet facility building, and instead proposes a new outdoor amenity area with a parking garage below.
3. All setback and lot width variances have been eliminated.
4. The number of off-street parking spaces associated with the restaurant/banquet facility has been increased to 253.

In advance of the Whispering Woods hearing, I enclose the following:

1. Twenty (20) original signed and sealed sets of Site Plans prepared by Stonefield Engineering & Design, last revised November 16, 2020;
2. Twenty (20) original signed and sealed sets of Landscape Analysis Plans prepared by Bosenberg Landscape Architecture, last revised October 27, 2020;
3. Twenty (20) original signed and sealed sets of Architectural Plans prepared by Mistry Design, last revised November 13, 2020;
4. Twenty (20) sets of Stormwater Management Statements prepared by Stonefield Engineering & Design, last revised November 16, 2020;
5. Twenty (20) sets of the Traffic Impact Study prepared by Stonefield Engineering & Design, last revised November 16, 2020; and
6. Twenty (20) sets of the Sewer and Water Demand Calculations prepared by Stonefield Engineering & Design, last revised November 16, 2020.

Pursuant to the Settlement, all plans, reports, and additional documentation previously submitted to the Board in connection with the Application and relied upon at the prior public hearings are incorporated herein by reference.

City of Clifton Planning Board
November 20, 2020
Page 3 of 3

If there is any additional information that the Board deems necessary in order to conduct the Whispering Woods hearing, please advise us accordingly and we will ensure that it is submitted as soon as possible.

Sincerely yours,

Allyson M. Kasetta

Allyson M. Kasetta

cc: Robert Ferraro, Esq.

