

7/15/2020

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NOTICE OF PUBLIC HEARINGS

2020 JUL 15 P 1:20 CITY OF CLIFTON PLANNING BOARD

TOWNSHIP OF NUTLEY

**PLEASE TAKE NOTICE** that on July 16, 2020 at 7:00 p.m., and thereafter on such dates as such hearing may be continued, the Planning Board of the City of Clifton (the "Board") will hold a special continued public hearing at the Clifton City Hall, 900 Clifton Avenue, Clifton, New Jersey, regarding the applications of PB Nutclif Master, LLC (the "Applicant") for Preliminary and Final Major Subdivision approval to create a total of five (5) new tax lots from existing Lots 4.04 and 4.05 in Block 80.02 on the current tax map of the City of Clifton. The subject premises are a portion of the former Hoffmann-LaRoche ("HLR") campus comprising approximately 116 acres, now known as "ON3," located in the City of Clifton (Passaic County), and the Township of Nutley (Essex County). 340 Kingsland Street was sometimes used as the street address for the HLR campus, and currently, for ON3. Block 80.02, Lots 4.04 and 4.05, the subject of the application, are located within the City of Clifton. Portions of Lot 4.04 and portions of Lot 4.05 are located within the Amended Clifton HLR Redevelopment Plan-Phase II-B ("Redevelopment Plan") area and the balance of each of those lots is located in the M-3 (Special Industrial) zone.

Existing Block 80.02, Lot 4.04 is a 14.034 +/- acre lot. Applicant proposes to subdivide existing Lot 4.04 to create a new 1.508 +/- acre building lot, referred to as Proposed Lot "B," leaving a proposed remainder lot of 12.526 +/- acres. Proposed Lot "B" is located within the Redevelopment Plan area, while the remainder lot is located in the M-3 zone. Applicant also seeks to subdivide existing Block 80.02, Lot 4.05, a 10.327 +/- acre lot, into three (3) lots; proposed Lot "A," to be a 2.858 +/- acre building lot, proposed Lot "C," to be a 6.275 +/- acre building lot, and a proposed 1.194 +/- acre remainder lot. Proposed Lot "A" and Proposed Lot "C" are located within the Redevelopment Plan area and the proposed remainder lot is located in the M-3 zone.

Applicant is seeking variances pursuant to N.J.S.A. 40:55D-70.c., in connection with the subdivision of existing Lot 4.05 in Block 80.02, as follows:

1. From the Code of the City of Clifton, Chapter 461 – Zoning (the "Ordinance"), Section 461-13, Attachment 3, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements – Industrial Zones," to permit the 1.194 +/- acre remainder lot where a minimum lot area of between 2.5 and 10 acres is required in the M-3 zone.

2. From Ordinance Section 461-13, Attachment 3, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements – Industrial Zones," to permit a lot depth of 200.4 feet where 250 feet are required.

**PLEASE TAKE FURTHER NOTICE** at the July 16, 2020, continued hearing commencing at 7:00 p.m., at the Clifton City Hall, 900 Clifton Avenue, Clifton, New Jersey, and thereafter on such dates as such hearing may be continued, Applicant also is seeking Preliminary and Final Site Plan approval with regard to proposed Lot "A", the 2.858 +/- acre building lot (to be created from existing Block 80.02, Lot 4.05 by the pending subdivision application) to permit the construction of a 4-story, 80,892 +/- medical office building including an ambulatory surgery

center and other supporting medical modalities, a 5-level, +/- 478 parking space garage, along with 30 surface parking spaces, landscaping, signage and other site improvements pursuant to the Redevelopment Plan. In connection with the medical office development, Applicant is seeking a variance from the Redevelopment Plan, Section 4.8, subparagraph 7, to permit the Applicant to provide fewer shade trees than required along a portion of the lot boundary along internal roadways, which shade trees are required at regular intervals of thirty-five (35) feet, where seven (7) trees are required along the westerly boundary and four (4) trees are being provided (as the presence of utilities impedes the installation of the remaining required trees at the required locations) and also for relief from the requirement to provide nine (9) shade trees within the Route 3 right-of-way adjacent to the northerly boundary of proposed Lot "A". A variance is also being requested from Section 461-42.A. of the Ordinance to permit LED exterior lighting fixtures to be used for the medical office building, garage and site lighting, where high-pressure sodium vapor lighting fixtures are required.

**PLEASE TAKE FURTHER NOTICE** that on July 16, 2020, at the hearing commencing at 7:00 p.m. at the Clifton City Hall located at 900 Clifton Avenue, Clifton, New Jersey, and thereafter on such dates as such hearing may be continued, the Planning Board of the City of Clifton also will hold a public hearing regarding an additional application of PB Nutcliff Master, LLC, for Preliminary and Final Site Plan approval with regard to proposed Lot "B," the 1.508+/- acre building lot (to be created from existing Block 80.02, Lot 4.04 by the above referenced subdivision application) to construct a seven (7) story, 266 room dual branded hotel along with at-grade parking spaces, landscaping, signage and other site improvements and amenities. 125 of the rooms are proposed to be operated under the "Element by Westin" extended stay brand and 141 rooms are proposed to be operated under the "AC Hotels" brand, both under the Marriott brand. The hotel will include various amenities including lobby areas, restaurants and bars (including a rooftop bar and restaurant), fitness areas, meeting rooms and other guest amenities. Parking for the hotel will be provided on the lot with the hotel, in the proposed parking garage to be built on proposed Lot "A" (a portion of Lot 4.05 in Block 80.02), and at existing parking lots and in future parking garages on lots in Clifton which may include Lots 4.04, 4.05 and 1.01 in Block 80.02.

In connection with the Site Plan application for the dual brand hotel on proposed Lot "B," Applicant is seeking a variance from Section 461-42.A. of the Ordinance to permit LED exterior lighting fixtures to be used, for the hotel and the site lighting, where high-pressure sodium vapor lighting fixtures are required.

**TAKE NOTICE THAT** in connection with the foregoing applications, the Applicant is also seeking a variance from N.J.S.A. 40:55D-35, as provided in N.J.S.A. 40:55D-36, to allow for the creation of building lots and the issuance of building permits for development on a lot (or lots) which does not abut or give direct access to a street, as defined in the statute.

The Applicant also is seeking such additional or other variances, exceptions, deviations, approvals, permits, waivers or relief, including waivers of design standards and/or submission requirements as may be, or may be determined to be, necessary in connection with the pending subdivision and site plan applications to develop the properties subject to the applications in the manner indicated in the applications, plans and materials.

When any of these applications is called, you may appear either in person or represented by agent or attorney to offer any objections or comments you may have to the Preliminary and Final Subdivision application with regard to existing Lots 4.04 and 4.05, in Block 80.02; the Preliminary and Final Site Plan application for the medical office building and related improvements on proposed Lot "A," a portion of Lot 4.05 in Block 80.02; and/or the Preliminary and Final Site Plan application for the dual brand hotel and related improvements on proposed Lot "B," a portion of existing Lot 4.04 in Block 80.02.

Copies of the applications, plans and documents submitted to date relating to these applications are on file and available for public review and inspection by visiting the following website: [www.Cliftonnj.org](http://www.Cliftonnj.org). You may also contact Dan Howell, at 973-470-5808 or via email at [dhowell@cliftonnj.org](mailto:dhowell@cliftonnj.org), between the hours of 9:00 a.m. and 3:00 p.m. on regular business days, if you require other means to view the application documents or for any additional information.

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973-643-7000

Dated: July 1, 2020