

RESOLUTION
 LAND USE BOARD
 BOROUGH OF ALLENDALE
 BERGEN COUNTY, NJ

DATE: April 18, 2022

RESOLUTION: 22-15

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						✓
Daloisio	X		X			
Davis			X			
Kistner		X	X			
Lovisolo						
Yaccarino			✓			
Sirico			X			
Bernstein			X			
Quinn					X	
Forbes - Alt. #1						✓
Putrino - Alt. #2						✓

Carried Defeated Tabled

RESOLUTION 22-15

LAND USE BOARD OF THE BOROUGH OF ALLENDALE

RESOLUTION APPROVING
 SITE PLAN AMENDMENT FOR
 MINARIS REGENERATIVE MEDICINE
 BLOCK 702, LOT 17
 (a/k/a 75 COMMERCE DRIVE)

WHEREAS, the applicant, MINARIS REGENERATIVE MEDICINE, with a business address of 75 Commerce Drive, Allendale, NJ (Block 702, Lot 17) and has applied for a site plan amendment to install various entrance/exits on the building, construct new cold storage and waste holding enclosures, add HVAC equipment, install a proposed roll-up lock door for box trucks, as well as other associated interior and exterior site improvements to its premises; and

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: April 18, 2022

RESOLUTION: 22-15

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant and its professionals, including Engineering and Architectural plans and photographs, and the testimony of the Borough Engineer, at its public meeting on March 16, 2022; and

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.

2. The Property is located in the EM Zone District. This zone provides for mixed industrial uses, among other uses. The application was submitted in evidence. No variance relief was necessary nor requested for this application.

3. As part of the application, the applicant submitted Engineering Plans entitled "Minor Site Plan" for Minaris Regenerative Medicine, Block 702, Lot 17, 75 Commerce Drive, Borough of Allendale, County of Bergen, New Jersey, prepared by Lapatka Associates, Inc., dated December 30, 2021 and a "Location Survey" for Minaris Regenerative Medicine, Block 702, Lot 17, 75 Commerce Drive, Borough of Allendale, County of Bergen, New Jersey, prepared by Lapatka Associates, Inc., dated August 28, 2018. Applicant also submitted Architectural Plans entitled "75 CD Expansion", prepared by Michael T. Marone, AIA, dated January 17, 2022. These plans and exhibits were in evidence and reviewed and examined by the members of the Land Use Board.

4. The applicant's architect, Michael T. Marone, was sworn and testified that the applicant was seeking to amend the site plan to make various improvements to the site to compliment expanded operations at the site. He further testified that this is a two story building and that the plans called for expanding to a vacated section of the building. There would be new employee entrances in the front and the back, with new stairs to be constructed at both areas as well. The new entrance would be segregated for employees only, and no visitors would be allowed to enter in these locations. Segregated waste docks for "clean" and "dirty" waste would also be added to the rear of the premises. Additional trees and landscaping would also be added around the building.

6. The applicant's professional engineer, Andrew Missey, P.E., was sworn and accepted as an expert in the field of engineering. He testified that this is an 8.9 acre site with 3 tenants in the building. There are 305-310 parking spaces on site. The amended site plan does not change the parking figures, and that existing parking spaces were adequate for the premises and

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: April 18, 2022

RESOLUTION: 22-15

its current operations. Square footage of the applicant's premises is increasing by approximately 400 square feet. The present impervious coverage is 57% and the proposal bring it to 57.1%. He testified as to the specifications of the updated survey and engineering plans, which included new sidewalks, entrances/exits and associated stairways. Further, he testified that new trees and replacement trees are to be planted. This landscaping consists of accent trees and foundation plantings. There is no impact of any importance to the surrounding area, and no impact on drainage or stormwater management. The applicant did agree to upgrade and retrofit all the existing stormwater inlets on site to bring into compliance with current regulations.

7. Constantino Rodriguez, Operations Manager for Minaris, was sworn and testified as to the operations of the applicant on site. Mr. Rodriguez stated they are an organization that provides development of cell therapy. There are 220-240 employees, and there are few visitors on a daily basis.

8. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant. Mr. Vreeland provided testimony relative to the application to the Land Use Board, and testified that the proposed site plan amendments were minor and would have no negative impact, and that all performance standards in connection with the unit had been met. He also testified that stormwater management controls would need to be complied with, and the applicant confirmed on the record that all stormwater management controls would be in compliance with State standards.

9. No members of the public appeared in connection with the application.

BE IT FURTHER RESOLVED, based upon the factual and legal evidence, and testimony and contentions set forth herein by the applicant's professionals and the Borough Engineer, said testimony and evidence which is specifically adopted by the Land Use Board, that the Allendale Land Use Board hereby grants the applicant's request for a site plan amendment to allow the improvements referenced in the application, to wit, installation of various entrance/exits on the building, construction of new cold storage and waste holding enclosures, additional HVAC equipment, installation of a proposed roll-up lock door for box truck, as well as other associated interior and exterior site improvements to its premises as proposed in the application; and

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: April 18, 2022

RESOLUTION: 22-15

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of the site plan amendment, subject to the following conditions:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.
- B. The applicant agrees as part of the approved site plan amendments to be constructed that it will upgrade/retrofit the existing stormwater inlets on site to bring into compliance with current regulations.
- C. Stormwater and drainage improvements on the amended Site Plan shall be addressed in the field in consultation with the Borough Engineer in order to minimize any impact on surrounding properties, including the adjacent Celery Farm Nature Preserve.

BE IT FURTHER RESOLVED that construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicants and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

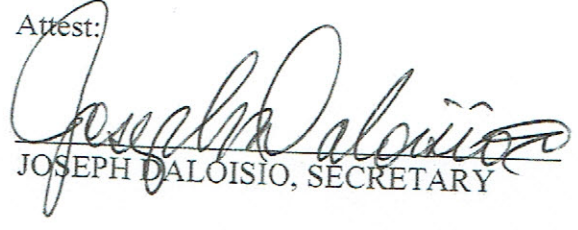
DATE: April 18, 2022

RESOLUTION: 22-15

Approved:

ALLENDALE LAND USE BOARD

MICHAEL SIRICO, Vice Chairman

Attest:

JOSEPH DALOISIO, SECRETARY

Adopted: April 18, 2022